

**TOWNSHIP OF ESSA
CONSENT AGENDA
WEDNESDAY, APRIL 19, 2023**

A – ITEMS RECEIVED AS INFORMATION

- p. 1 1. Township of Essa Building Department – Permit Stats March 2023.
- p. 2 2. Essa Public Library Report – February 2023.
3. AMO Communications:
- p. 6 a) March 30, 2023 – Policy Update – Canada’s 2023 Budget, A Made In Canada Plan
- p. 9 b) April 5, 2023 – Policy Update – Less Red Tape, Stronger Economy Act Introduced and Upcoming AMO Events
- p. 11 c) April 6, 2023 – Policy Update – Helping Homebuyers, Protecting Tenants Plan
4. County of Simcoe Communications:
- p. 14 a) March 30, 2023 – News Release – Building Up – County of Simcoe Surpasses 10-year Housing Targets
- p. 18 b) March 31, 2023 – Advisory – Bi-Weekly Leaf and Yard Waste Collection Starts April 10
- p. 19 5. Resolution No. 119-2023 from the Township of South Glengarry, re: Request for Status on Review of Rural Education Funding.
- p. 21 6. Resolution No. R-230327-009 from the City of Owen Sound, re: Call for Action to Reduce Insurance Costs.
- p. 23 7. Resolution from the Township of Clearview, re: Barriers for Women in Politics.
- p. 25 8. Email from the Ministry of Transportation Ontario (MTO) dated April 6, 2023, re: Towing and Storage Safety and Enforcement Act (TSSEA) Regulations.
- p. 38 9. Resolution from the Township of Mulmur, re: Council Endorsement of Bill 5 – Stopping Harassment and Abuse by Local Leaders Act, 2022.
- p. 39 10. Correspondence from the Ministry of Municipal Affairs and Housing (MMAH) dated April 6, 2023, re: Ontario Introduces *Helping Homebuyers, Protecting Tenants Act*.
- p. 45 11. Correspondence from the Ministry of Natural Resources and Forestry (MNRF), re: Proposed Changes to the OGSRA to Regulate Projects to Test or Demonstrate New or Innovative Activities, such as Geological Carbon Storage, and to Safeguard People and the Environment.
- p. 47 12. Email from Nottawasaga Futures dated April 11, 2023, re: Nottawasaga Futures Newsletter.
- p. 52 13. Legal Newsletter from Osler dated April 10, 2023, re: Policy Refresh – Ontario Government Proposes Key Changes to Provincial Planning Policy.

- p. 56 14. Presentation from the Canada Mortgage and Housing Corporation (CMHC), re: Housing Accelerator Fund – Key Elements.

B – ITEMS RECEIVED AND REFERRED TO SERVICE AREA FOR ACTION

None.

C – ITEMS RECEIVED AND REFERRED TO SERVICE AREA FOR REVIEW AND REPORT TO COUNCIL

None.

Mar-23

Current

Permits Issued	# Permits Issued	# Permits Issued YTD	Monthly Construction Value of Permits Issued	Construction Value of Permits Issued YTD	Monthly Building Permit Fees	Building Permit Fees YTD	
Residential	21	46	\$3,447,440.00	\$7,402,662.00	\$57,184.06	\$106,885.08	
Commercial		2		\$290,000.00		\$1,016.99	
Industrial		1		\$1,200,000.00		\$4,630.63	
Institutional		3		\$192,000.00		\$1,699.78	
Public Utilities		0		\$0.00		\$0.00	
Agricultural	1	1	\$60,000.00	\$60,000.00	\$1,241.35	\$1,241.35	
TOTAL	22	53	\$3,507,440.00	\$9,144,662.00	\$58,425.41	\$115,473.83	
Y.O.Y.	10	27	\$2,336,513.00	\$4,040,287.00	\$15,715.50	\$26,534.25	335.19%

NEW SFD CONSTRUCTION				
Dwelling Units Created				
Type	Current Month	YTD	Dwelling Const. Value	Dwelling Const. Value YTD
SFD/SEMI/ROW	8	16	\$2,513,440.00	\$5,209,000.00
Mult Res Bldgs		0		\$0.00
Accessory Apt within Existing Res Bldg		0		\$90,577.00
TOTAL	8	16	\$2,513,440.00	
Y.O.Y.	4	5	\$1,921,958.00	\$2,463,958.00
	0.00%	220.00%	0.00%	115.08%

Reviewed by CBO Pedro Granes

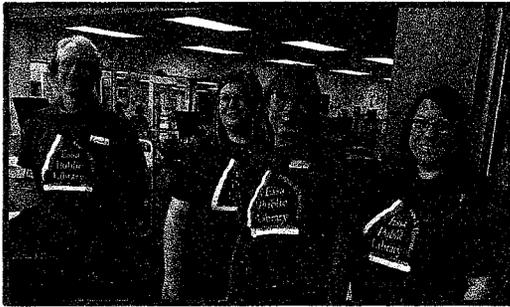




Essa Public Library Report: February 2023

IMAGINE DISCOVER CONNECT

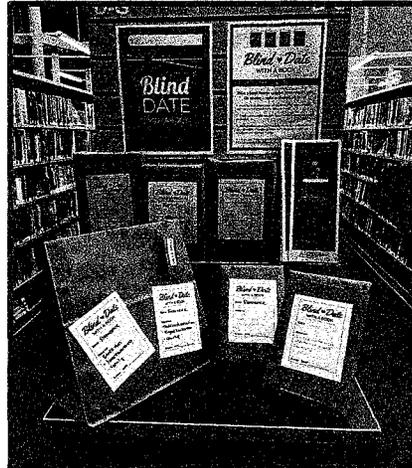
Outcomes



Staff participated in Pink Shirt Day promoting anti-bullying, Feb. 22nd.



Camphill residents' Library Tour.



Book romance was in the air. Patrons loved the annual Blind Date With A Book. Also, a new idea was presented at the Thornton Book Club - Book Speed Dating.



A visiting family from Toronto stopped by the Angus Branch. They said that when they travel they visit local libraries and they compared us to the community focused libraries in Stockholm and Oslo, Sweden! Their children used the 3D printer to create a small memento of their visit.

Another visitor from BC came in with a patron and was amazed at our library. She was thrilled to see the wide variety of non-book items there is to borrow.

"We brought a bigger bag this time for all the books we are taking home."

We are welcoming more patrons to the Thornton Branch, making it feel like a happening place to be. One patron commented on her second visit, *"More people should come here? There are so many fun things to do for all ages."*

"Our Family Day will be spent playing the board games we are borrowing."

One child said while getting ready to leave the Thornton Branch, *"Mommy, do we have to leave the library? Can we come back again soon?"*

A patron was positively gushing about her Blind Date With A Book selection: *"I'm loving this. I can't put the book down. I loved it so much."*

After the greeting card program, one patron said as she left, *"That was a lot of fun!"*

Essa Township Council wished to commend Library staff at both branches for their great customer service and the programming which is enjoyed by our residents.

Programming Events & Attendance

Adults

Zoom Cercel de Conversation
 Virtuel: 13

Bookclub - Angus: 7
 Bookclub - Thornton: 6

Tech Learning - (in person/phone/email)
 Angus Branch: 8
 Thornton Branch: offered

Outreach - Geocache
 Angus Branch: 1
 Thornton Branch: 1

Art Display - Angus: continues

Exams: 1

Hobby Circle - Angus: 2

Movie Night - Angus: 21

Blind Date with a Book -
 Angus: 13
 Thornton: 8

Young Adults

Pen Pal Program: 1

Book Journal Gift Bags -
 Angus: 15

Teen Community Connectors -
 Angus: 10

Seniors Aging Well

Learn to play Ukelele - Angus: 23

Tech Tutor Appointments -
 Angus: 7

Tech Tutors VHS conversion: 4
 users/10 tapes

Social Media

Facebook: 12 posts
 Reactions: 171
 Followers: 1,590

Twitter: 3 tweets
 Reactions: 13
 Followers: 1,038

Instagram: 12 posts
 Reactions: 107
 Followers: 611

Youtube Posts: 0
 Views: 5,511
 Subscribers: 514

More

Blog posts & eblasts: 4

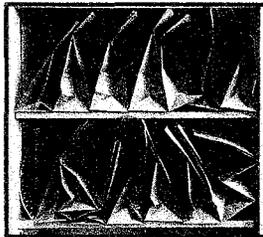
Library Zest site traffic: 46
 Library Zest unique visitors: 22

Makerspace: 3

Simcoe Reads presentation at
 OLA: 35

Booksale on at both branches.

YA:
 Book
 Journal
 Gift
 Bags



Community Partners

Ontario Parks Passes available -
 Angus: 4 Thornton: 2

Buddy Up Tutoring - Angus: 10

Cards with Colleen: 12

Kids

Storytime - Angus: 84

Storytime - Thornton: 25

Toddler Time - Angus: 40

Wiggles & Giggles Baby
 Group - Angus: 73



Graduate of Wiggles & Giggles.

L'Heure du Conte Bilingual:
 30

Lego Club - Angus: 11

Tinker Tuesdays: 33

PA Movie Day - Angus: 29

Mosaic of Black Culture -
 Angus: 55

In-library fun, Snowflake
 Match: Thornton: 3

Circulation Totals & Analysis

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CIRCULATION	Feb. 2022	Feb. 2023	YTD 2023
Angus Branch	5,735	6,885	15,215
Thornton Branch	1,129	1,039	2,139
Angus Branch Computer Use	115	183	367
Thornton Branch Computer Use	6	13	33
Angus Branch Wireless Use	n/a	5,167	11,207
Thornton Branch Wireless Use	n/a	n/a	n/a
eAudio & eBooks	783	716	1,559
TOTALS:	7,768	14,003	30,520

Circulation Analysis	Feb. 2022	Feb. 2023	YTD 2023
Print	4,555	5,162	10,802
Non-Print	2,249	2,707	6,406
Computer Use/Internet + Wireless	121	5,363	11,607
eAudio Books	159	175	407
eBooks	624	541	1,152
Interlibrary Loan: Borrowed	36	39	95
Interlibrary Loan: Lent	24	16	51

Materials Used In-Library	Feb. 2023	YTD 2023
Angus Branch	220	540
Thornton Branch	61	88

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Online Resources & New Members

Library website visits	YTD 2023
3,312	7,026

Simcoe County Libraries App	YTD 2023
348	723

Digital Library visits	YTD 2023
1,238	2,252

New Members		YTD 2023
Angus Branch	60	165
Thornton Branch	3	5

Library Highlights

February was Black History Month and on February 18th, we welcomed Making Change and Mosaic of Black Culture at the Angus Branch. This family event featured live steel pan music by D'Jango Pan Fyah and an overview of local Black history with speaker, Debbi Opoku-Mulder. Children had the opportunity to create their own drum to take home and add their mark to a community art project.



Comments shared by participants:

"I LOVE this library!"

"It's such a bright space. It's great."

"My husband is excited about this library."

Lisa Lehr

From: AMO Communications <Communicate@amo.on.ca>
Sent: March 30, 2023 2:51 PM
To: Lisa Lehr
Subject: AMO Policy Update - Canada's 2023 Budget, A Made in Canada Plan

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POLICY UPDATE

March 30, 2023

AMO Policy Update – Canada's 2023 Budget, A Made in Canada Plan

Through its ongoing advocacy, AMO wanted to see progress in two key areas for the 2023 Budget:

- **Homelessness:** As the only province in Canada where housing and homelessness is a shared municipal-provincial funding responsibility, AMO provided key recommendations for federal investment:
 - increase Ontario's allotment under the National Housing Strategy and subsidy of the Canada-Ontario Housing Benefit;
 - scale up key federal programs, including the Rapid Housing Initiative and Reaching Home; and
 - accelerate the development and implementation of an Indigenous-led housing strategy.
- **Infrastructure:** To support growth, adapt to climate change and ensure municipalities' ability to effectively manage existing assets by providing stable, predictable funding, AMO called on the federal government to:
 - expeditiously renew the next Canada Community Building Fund agreement; and
 - renew investments under the Investing in Canada Infrastructure Program.

Yesterday, Canada's Minister of Finance introduced the 2023 Budget, [A Made in Canada Plan](#) for a strong middle class, affordable economy and healthy future.

Homelessness

- AMO commends the Federal Government commitment of an additional \$4 billion, over seven years, starting in 2024-25, to implement a co-developed Urban, Rural, and Northern Indigenous Housing Strategy.
- While the Budget did not include new commitments to address homelessness, essential programs are being maintained. AMO will continue to highlight the need to expand the Rapid Housing Initiative and the Reaching Home program as important ways to address homelessness. AMO will be interested in future discussions with the Province of Ontario considering this announcement from the Federal Government.

Housing

- The federal government followed through on commitments for the \$4 billion Housing Accelerator Fund to 2026-27. It will provide incentive funding for municipal governments to fast track the creation of 100,000 new homes across Canada.

Infrastructure

- In 2022, the Government of Canada committed to accelerate the investments through the ten-year Investing in Canada Infrastructure Plan (ICIP) that begun in 2018. The 2023 Budget notes that by March 31, 2023 almost all remaining funds in ICIP will be committed. With ICIP fully committed in 2023, pressures for growth and adaptation to climate change, and Bill 23's limiting municipalities' use of development charges, we will continue to discuss with federal and provincial partners the need for a next generation municipal infrastructure program to support communities going forward.

Other Notable Investments

- \$144 million over five years, starting in 2023-24, to Health Canada for the Substance Use and Addictions Program to fund community-based supports, including safer supply, supervised consumption sites, and other evidence-based health interventions.
- Lays out the next steps in the government's plan to build Canada's clean economy by proposing significant investments to accelerate the supply and transmission of clean electricity.

- \$13 billion over five years and \$4.4 billion ongoing to implement the Canadian Dental Care Plan to provide dental coverage for uninsured Canadians with annual family incomes of less than \$90,000.
- An additional commitment of \$195.8 billion over ten years in health transfers to provinces and territories, including top-ups of at least 5% per year over the next 5 years.

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Lisa Lehr

From: AMO Communications <Communicate@amo.on.ca>
Sent: April 5, 2023 12:23 PM
To: Lisa Lehr
Subject: AMO Policy Update - Less Red Tape, Stronger Economy Act Introduced & Upcoming AMO Events

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POLICY UPDATE

April 5, 2023

AMO Policy Update – *Less Red Tape, Stronger Economy Act* Introduced & Upcoming AMO Events

The Honourable Parm Gill, Minister for Red Tape Reduction, introduced the *Less Red Tape, Stronger Economy Act, 2023*. The Bill contains several items of interest to municipal governments.

The *Building Broadband Faster Act, 2021* (BBFA)

The Bill includes measures to support the efficient completion of broadband projects, including:

- clarification that Municipal Access Agreements (MAAs) to enable rights of way must be completed within a 10 to 15 day timeline; and
- clarifications regarding the collection of local utility infrastructure data.

The BBFA guidelines will also be updated with information on a new dispute resolution process; efforts to speed up the Ministry of Transportation's permit process; and cost sharing for use of electric infrastructure.

The Government is seeking feedback on proposed legislative, regulatory and guideline changes through the Environmental Registry of Ontario (ERO).

MAAs with internet service providers are helpful tools to set service expectations, terms for access and responsibilities for permit requests, and cost recovery fees. AMO encourages any members that do not currently have MAAs in place to consider establishing one as soon as possible, leveraging the following resources:

- Sample MAA on CRTC's Agreements and Guidelines [web page](#)

- Federation of Canadian Municipalities (FCM)'s Rights of Way Handbook
- Sample MAAs provided by the Town of Caledon and the Counties of Stormont, Glengarry and Dundas and Prescott Russell
- The Town of Caledon's Council memo detailing changes to their rights of way access procedures and application form
- The District of Muskoka's Regional Broadband Strategy which includes efforts to harmonize agreements and procedures across municipalities to prepare for broadband builds

AMO and the Ministry of Infrastructure will reconvene the Technical Working Group on Broadband to support communication with municipalities and address implementation issues.

Other *Less Red Tape, Stronger Economy Act, 2023* Highlights

Other notable highlights for municipalities include:

- Amendments to the Municipal Act to eliminate authority for municipal vehicle towing and storage licensing requirements. The provincial government has introduced provincial oversight of the vehicle towing and storage industry and will serve as the regulator
- Changes the Highway Traffic Act to prohibit overtaking snowplows travelling in staggered formation on multi-lane roads with speed limits 80 km/h and over. This amendment improves road safety for drivers and snowplow operators
- Any Planning Act submissions (official plans, development proposals, etc.) within 800M of provincial highways will be required to include pre-consultation with the MTO
- Measures to make it easier to transfer cannabis retail store and manager licenses on application to the LCBO
- Amendments to the *Ontario Energy Board Act* to exempt electricity and natural gas marketing pilots from having to obtain a license for a period of up to five years and a potential extension, which could more easily allow innovative pilot projects. The OEB Act is also amended to prohibit Administrative Monetary Penalties from being passed on to consumers.

Upcoming AMO Policy Events

Regional Energy Planning Webinar: April 17 1:30-3:30pm, hosted by AMO, Enbridge, the Independent Electricity System Operator, the Ontario Energy Board, and Hydro One. Register today.

Next Steps for Conservation Authorities and Municipalities Webinar: April 19 1-2:30pm, hosted by Conservation Ontario and AMO. Register today.

Ending Homelessness Symposium: May 3 & 4, hosted by AMO. This in-person event will offer perspectives on the root causes of homelessness – including income insecurity, insufficient supply of deeply affordable housing, insufficient responses to mental health and addictions challenges and the policy responses required. Register today.

Lisa Lehr

From: AMO Communications <Communicate@amo.on.ca>
Sent: April 6, 2023 5:02 PM
To: Lisa Lehr
Subject: AMO Policy Update - Helping Homebuyers, Protecting Tenants Plan

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POLICY UPDATE

April 6, 2023

AMO Policy Update – Helping Homebuyers, Protecting Tenants Plan

Today the Government introduced its latest Housing Supply Action initiative, Helping Homebuyers, Protecting Tenants Plan and its complementary legislation, [Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023](#). In addition to tabling legislation, there are approximately 8 associated regulatory proposals open for consultation.

The plan proposes actions to:

1. Protecting tenants and building rentals

With a central focus on improving the rental housing space, AMO is pleased to see that Helping Homebuyers, Protecting Tenants Plan and associated legislation and regulatory proposals that recognizes the full continuum of housing and attempts to make life easier for renters. This work is consistent with to ongoing advocacy from AMO around improving landlord-tenant relations.

2. Helping homebuyers

The Government continues to look at a range of tools to help make homebuying more accessible, including regulatory amendments to help first time homebuyers save for a downpayment, freezing provincial housing development fees, exploring consumer protection opportunities for new home purchases, and continuing advocacy with the federal government.

3. Streamlined provincial land-use planning policy and complementary Planning Act changes

The Government is proposing more changes to the Planning Act, and

ABC

consulting on a new policy document called the Provincial Planning Statement that combines the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe. AMO will be reviewing these proposals in more detail as to how these proposals will impact other housing legislation.

Direct Responses to Municipal Feedback:

- *The legislation responds to municipal concerns regarding the municipal requirement to gradually refund zoning by-law and site plan application fees if they failed to make a decision within specified time periods by proposing to postpone the start date to **July 1, 2023** to give municipalities time to adjust.*
- *In response to feedback on smaller projects, the proposal also includes the flexibility for municipalities to use site plan control for residential projects with 10 or fewer units in specific circumstances.*
- *The proposal also intends to address the concerns of municipalities and others have raised regarding the shortage of building inspectors. AMO looks forward to working with the Government as it redesigns on the qualification program and creates modern tools, guidance, and partnerships with key stakeholders in this area.*

AMO will continue to review the proposals and update members, as needed.

City of Toronto Audit Update

On March 29, Toronto City Council adopted the Terms of Reference for the Municipal Bill 23 Audit.

By July 1: Provide an independent estimate of the financial impacts of Bill 23 assuming the City would meet/exceed the new housing targets, over the 10-year period, 2022 to 2031. The engagement will ensure modeling assumptions are supportable, probable, and complete.

By September 30: Evaluate activities and decisions on investments in growth-related infrastructure (since 2018) scoped around 3 principles:

1. *Accountability* – Did the City levy and use municipal development-related charges, such as development charges (DCs) and parkland dedication levies, according to their intended purpose consistent with the DC background study, appropriate legislation and having regard for council direction?
2. *Effective* – Did the City follow a prudent process to ensure DC funds collected are appropriately applied against DC eligible growth projects included in the DC Background study?
3. *Efficient* – Did the City make timely investments in growth-related infrastructure through well-organized project management and administrative processes?

A3c

The Minister of Municipal Affairs and Housing had also committed to launch a third-party audit of other select municipalities to get a factual understanding of finances, including reserve funds and DC administration. AMO will continue to follow the progress of the work coming from City of Toronto audit and looks forward to more information regarding other municipal audits as it becomes available.

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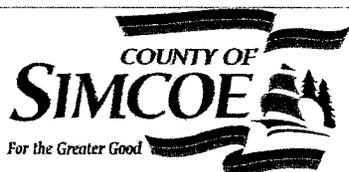


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News Release

County of Simcoe, Office of the Warden and CAO
1110 Highway 26, Midhurst, Ontario L9X 1N6
simcoe.ca

FOR IMMEDIATE RELEASE

BUILDINGUP

County of Simcoe surpasses 10-year housing targets *Continues building up communities and lives*

Midhurst/March 30, 2023 – Earlier today, officials from the County of Simcoe were joined by area partners to announce that the County has achieved its housing targets set out in *Our Community 10-Year Affordable Housing and Homelessness Prevention Strategy* (2014-2024).

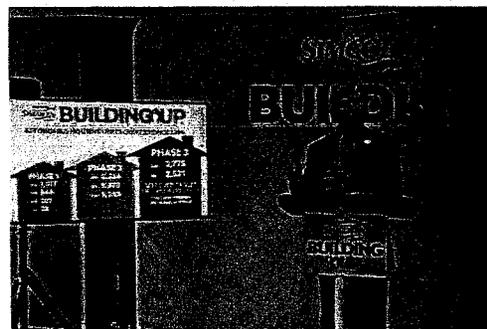
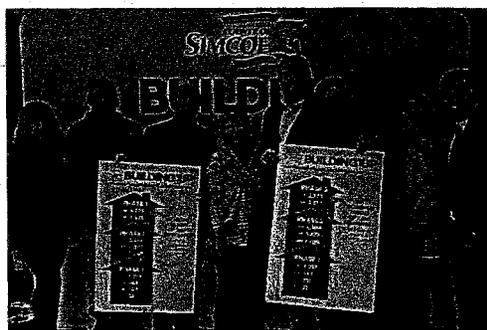
Announced at the site of the County's new Tiffin Street Supportive Housing Building in Barrie, which opens in the coming weeks, Warden Basil Clarke shared that the County surpassed its goal of creating 2,685 affordable homes across the County between 2014 and 2024, one year ahead of schedule. As of December 2022, the County reports that 2,755 affordable homes have been created across Simcoe County through a variety of different housing programs since the implementation of the Strategy.

Since 2014, the County has invested almost \$220 million into building up homes, lives and ultimately hope for area residents. With this achievement of creating more affordable housing a year ahead of schedule, the County is turning attention to building up communities across the County by creating more affordable homes and rentals over the next 10 years. A new 10-year affordable housing strategy is expected to begin in 2024 and carry through until 2034. It will include new goals and innovative strategies to create homes for low- and middle-income families and individuals across the region. Consultation and planning began in 2022, and will continue throughout 2023, before being presented to County Council for input and approvals.

Quotes

"County Council, our team and partners, have worked incredibly hard and invested significant dollars to surpass our targets, now reaching 2,755 new units created since 2014. When I learned that the initial goal had not only been achieved, but exceeded one year ahead of schedule, I was thrilled for those whom we serve across the region. This is a true commitment to building up the lives of our residents in all of our communities. These homes do not just put a roof over people's heads, they support communities and provide a solid foundation for some of our most vulnerable residents. We look forward to continuing our commitments and building up Simcoe County."

~ Warden Basil Clarke, County of Simcoe



"This is a significant milestone achievement for the County of Simcoe, and I want to thank everyone for their hard work and dedication in reaching this ambitious goal. These new units will have a positive impact on the people of Simcoe, offering real support to the most vulnerable in the community."

~ The Honourable Steve Clark, PC, MPP, Minister of Municipal Affairs and Housing, Government of Ontario

"These new homes have been made possible in thanks to the ambitious vision of County Council, assistance from our municipal partners and collaboration with organizations across the County. They are long-term, financially responsible investments that are building up communities across the region, and will be used by hundreds of thousands of families, seniors, and individuals for decades to come. It's clear to me that a lot has changed in Simcoe County over the past 10 years, and we have already started preliminary work and consultation on our next ten-year strategy, which will help even more residents in need across the region."

~ Mina Fayed-Bahgat, General Manager of Social and Community Services, County of Simcoe

About Our Community 10-Year Affordable Housing and Homelessness Prevention Strategy

Our Community 10-Year Affordable Housing and Homelessness Prevention Strategy is BuildingUp our communities by setting real targets and goals to create more affordable housing within communities across Simcoe County. The County's strategy continues to build up support for residents by maximizing funding, achieving targets, and working with area partners to create affordable housing units for residents across the County. Targets were established in 2014, and the County continues to adapt to meet growing needs, including initial collaboration to establish our next long-term strategy. More information can be found at simcoe.ca/ourahhps.

About the County of Simcoe

County of Simcoe is composed of sixteen member municipalities and provides crucial public services to County residents in addition to providing paramedic and social services to the separated cities of Barrie and Orillia. Visit our website at simcoe.ca.

- 30 -

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BUILDINGUP

BuildingUp: 10-Year Housing Strategy Achieved

Backgrounder

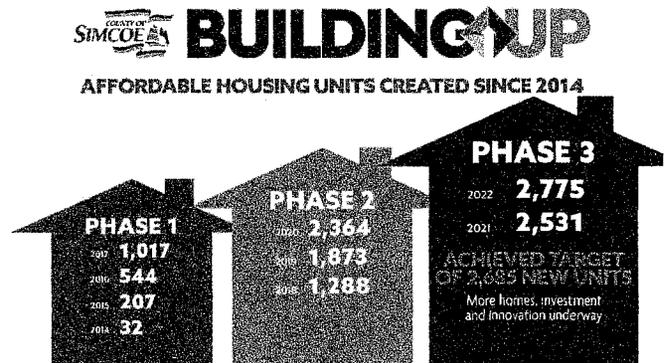
ABOUT OUR COMMUNITY 10-YEAR AFFORDABLE HOUSING AND HOMELESSNESS

PREVENTION STRATEGY (2014-2024)

- Approved by Simcoe County Council in January 2014, *Our Community 10-Year Affordable Housing and Homelessness Prevention Strategy* outlines steps for the development and implementation of creative solutions for increasing affordable housing for all residents in Simcoe County across a continuum of housing options.
- In 2014 the County committed to a minimum target of 2,685 new affordable housing units throughout the region by 2024.
- The County of Simcoe is currently in year nine of its *Our Community 10-Year Affordable Housing and Homelessness Prevention Strategy* and has invested almost \$220 million towards its goals.

ACHIEVING OUR TARGET ONE YEAR EARLY

- As of December 31, 2022 (one year ahead of schedule), the County of Simcoe had not only met, but exceeded, its goal of 2,685 new units with a **total of 2,775 new units created between January 1, 2014 – December 31, 2022.**



BUILDING UP OUR COMMUNITIES: WHAT IS NEXT FOR THE 10-YEAR STRATEGY?

- The County of Simcoe is committed to continuing BuildingUp our communities and creating more affordable places to live for our residents through the conclusion of the strategy. We are currently building our next strategy, which will include ambitious, achievable, and attainable targets through innovative, forward-thinking strategies.

CONTRIBUTIONS TO 77 TIFFIN STREET BUILD

- This build began in early Summer 2022, and the first residents are expected to move in during the month of April 2023. The Province contributed \$2.5 million to the project through the SSRF funds with the remainder of project funding from the social services reserve. The County will fund operations once it is up and running, largely from provincial funds. On the continuum of housing, the Tiffin Street Building is a “supportive housing” project.



BUILDING UP

SPOTLIGHT ON LARGER AFFORDABLE RENTAL HOUSING PROJECTS

Since the inception of its affordable housing strategy in 2014, the County of Simcoe has created a number of larger new affordable rental housing projects and other innovative designs, including:

Second Street, Collingwood (two buildings, including 55 and 92 units, completed Spring 2019)

Two unique mixed-use buildings opened in Spring 2019 offering affordable housing for singles, families, and seniors, along with onsite services such as an EarlyON Child and Family Centre. This site is also home to a community hub for social, community and health services.

Zoo Park Road, Wasaga Beach (99 units, completed Spring 2020)

Owned and operated through the Simcoe County Housing Corporation (SCHC). This site offers affordable housing for singles, families, and seniors.

Maple Street, Victoria Harbour, Tay Township (41 units, completed Fall 2020)

Opened in Fall 2020, this building features accessible trails and is located near public parks, shopping and amenities. The site offers affordable rental housing for seniors and persons with disabilities.

ADDITIONAL FUNDING AND PROGRAMS

In addition to large developments, the County supports housing across the entire continuum which has contributed to the 10-year target. These include **supportive and transitional housing** such as **Lucy's Place** in Barrie (completed in 2019) and **Tiffin Street** (completed in 2023). The County also supports **private and not-for-profit sector builds**, funds **Secondary Suites**, supports through **Ontario Renovates** (a program that provides funding for renovations), offers a **Homeownership** program and more to ensure that needs are met across the entire housing continuum.

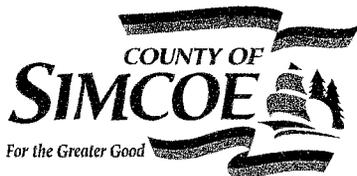
BUILDS CURRENTLY UNDERWAY (NOT INCLUDED IN THE CURRENT TARGETS)

The County is currently at various stages of the planning and building process for larger rental developments.

The rental development in Orillia, the **County Orillia Campus** Project when complete, will be the largest build to date, with 130 mixed affordable residential units for seniors, families, and individuals, as well as a number of community services in this campus-style development. This is expected to open in late 2023/early 2024.

The build currently beginning in **Bradford West Gwillimbury** will be a 50-unit affordable residential building will include rentals for both families and seniors. The expected completion of this building will be in late 2024.

The conceptual site plan for the **Rose Street build in Barrie** was approved by County Council in 2021. The conceptual plan includes a layout to accommodate a 150-unit building with a mix of one, two, and three bedroom units. If approved by Council, shovels could go in the ground as early as spring 2024.



Advisory

County of Simcoe, Office of the Warden and CAO
1110 Highway 26, Midhurst, Ontario L9X 1N6
simcoe.ca

FOR IMMEDIATE RELEASE

Bi-weekly Leaf and Yard Waste Collection starts April 10

Midhurst/ March 31, 2023 – The County of Simcoe's popular curbside Leaf and Yard Waste Collection program is set to start April 10 in Zone One, running until the end of the week of May 29. These bi-weekly collections include leaves, grass, branches (sized and bundled appropriately), and other appropriately prepared garden waste. Residents are reminded to use kraft paper yard waste bags, compostable bags, cardboard boxes, or open-ended rigid containers when placing leaf and yard waste at their regular collection point.

Materials for collection should be placed curbside by 7 a.m. on Monday of the collection week for each area. Collection will occur during the week, not necessarily on residents' regular collection day. To determine your collection zone, please refer to the [2023 Waste Management Calendar](#). The schedule is also available on the Simcoe County Collects App, which is free to download from the App Store or Google Play.

Spring 2023 leaf and yard waste will be collected throughout the week in each zone as follows:

Zone One

April 10, 2023
April 24, 2023
May 8, 2023
May 22, 2023

Zone Two

April 17, 2023
May 1, 2023
May 15, 2023
May 29, 2023

Leaf and yard waste collection will also occur in July and October.

This schedule and program does not apply to the cities of Barrie and Orillia.

The County of Simcoe is composed of sixteen member municipalities and provides crucial public services to County residents in addition to providing paramedic and social services to the separated cities of Barrie and Orillia. Visit our website at simcoe.ca.

- 30 -

Chris Hedley
Public Relations Consultant
County of Simcoe, Service Simcoe Department
705-715-7654 (mobile)
Chris.Hedley@simcoe.ca

Collin Matanowitsch
Public Relations Manager
County of Simcoe, Service Simcoe Department
705-734-8386 (mobile)
Collin.Matanowitsch@simcoe.ca

AS



CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY

MOVED BY Stephanie Jaworski

RESOLUTION NO 119-2023

SECONDED BY Martin Lang

DATE April 3, 2023

WHEREAS an announcement was recently made by the Ontario Public School Boards' Association asking for the Government of Ontario to lift the moratorium on pupil accommodation reviews (and school closures) prior to the end of the 2022-2023 school year;

AND WHEREAS the Council of the Township of South Glengarry passed a resolution on June 20, 2022 in support of the Community Schools Alliance's Three Point Action Plan designed to improve access to public education in rural and norther communities; namely:

THAT the Province of Ontario increase the Rural and Northern Education Fund (RNEF) to \$50 million;

THAT should the moratorium be lifted, that the moratorium remain in place for schools that qualify for the RNEF until a thorough review of the education funding formula is completed;

THAT before templates required by the 2018 Pupil Accommodation Review Guideline are developed, there be consultation with school boards and community groups including the Community Schools Alliance;

AND WHEREAS the Province of Ontario, through the Minister of Education, has acknowledged the negative social and economic impact school closures have on Rural and Northern Ontario communities, and committed to a review of the process to better reflect the needs of Rural and Northern Ontario prior to the lifting of the moratorium,

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of South Glengarry hereby respectfully requests that the Province of Ontario, through the Minister of Education, provide an update on the status of any review ^{of} ~~to~~ rural education funding, including the RNEF and the 2018 Pupil Accommodation Review guidelines.

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**SOUTH
GLENGARRY**

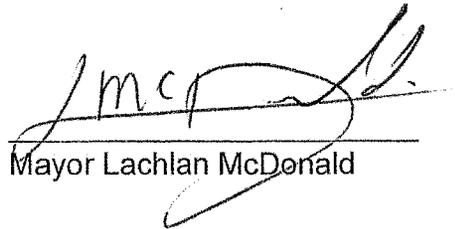
Ontario's Celtic Heartland

AND FURTHERMORE that this resolution be forwarded to the Premier, the Minister of Education, MPP Nolan Quinn, AMO, ROMA, EOWC and all Ontario municipalities.

CARRIED

DEFEATED

POSTPONED



Mayor Lachlan McDonald

Recorded Vote:	Yes	No
Mayor McDonald	___	___
Deputy Lang	___	___
Councillor Jaworski	___	___
Councillor McDonell	___	___
Councillor Bougie	___	___

Staci Landry, Deputy Clerk
City of Owen Sound
808 2nd Avenue East
Owen Sound, ON N4K 2H4



Telephone: 519-376-4440 ext. 1235
Facsimile: 519-371-0511
Email: slandry@owensound.ca
Website: www.owensound.ca

Ab

April 4, 2023

Via email

To All Ontario Municipalities

Re: Support for Municipality of Chatham-Kent's Resolution re Reducing Municipal Insurance Costs

City Council, at its meeting held on March 27, 2023, considered the above-noted matter and passed Resolution No. R-230327-009 as follows:

"WHEREAS escalating insurance costs are one of this Council's Advocacy Priorities in the 2022-2023 Intergovernmental Action Plan;

AND WHEREAS at the January 12, 2023 Corporate Services Committee meeting, staff presented Report CR 23-008 that highlighted the City's annual insurance premiums have increased from \$782,331 to \$1,281,512 from 2020 to 2023, representing an accumulated increase of 64% over this period;

AND WHEREAS the annual increases to the City of Owen Sound's insurance premiums have been one of the most significant constraints in limiting yearly tax levy increases over the past four years;

NOW THEREFORE BE IT RESOLVED THAT City Council directs staff to send a letter to all other municipalities in Ontario supporting the Municipality of Chatham-Kent calling for action to reduce insurance costs;

AND THAT the City Manager have staff participate in any groups that may be formed through the Association of Municipalities of Ontario (AMO) or directly with other municipalities to support this effort;

AND FURTHER THAT this resolution be forwarded to the AMO, Minister of Finance, Peter Bethlenfalvy, Minister of Municipal Affairs and Housing, Steve Clark, Attorney General, Doug Downey, MPP for Bruce-Grey-Owen Sound, Rick Byers, Premier Doug Ford, and MPP Marit Stiles, Leader of the Ontario New Democratic Party and Leader of the Opposition."

Ab

Staci Landry, Deputy Clerk
City of Owen Sound
808 2nd Avenue East
Owen Sound, ON N4K 2H4



Telephone: 519-376-4440 ext. 1235
Facsimile: 519-371-0511
Email: slandry@owensound.ca
Website: www.owensound.ca

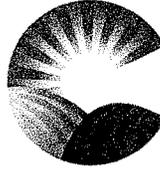
If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Staci Landry".

Staci Landry
Deputy Clerk

cc: Hon. Doug Ford, Premier of Ontario
Hon. Peter Bethlenfalvy, Minister of Finance
Hon. Steve Clark, Minister of Municipal Affairs and Housing
Hon. Doug Downey, Attorney General
Rick Byers, MPP Bruce-Grey-Owen Sound
Marit Stiles, Leader of the Ontario New Democratic Party and Leader of the
Opposition
Association of Municipalities of Ontario



CLEARVIEW

April 5, 2023

C00.2023

Premier of Ontario
Legislative Building
Queens Park
Toronto, ON, M7A 1A4

Re: Barriers for Women in Politics

Please be advised that Council of the Township of Clearview, at its meeting held on April 3, 2023, passed a resolution supporting the correspondence/resolution from the Township of Lucan Biddulph regarding Barriers for Women in Politics:

Whereas, the Township of Clearview values equality and inclusivity in all areas of life, including politics;

Whereas, women have historically been underrepresented in politics, and continue to face barriers and discrimination in their pursuit of elected office;

Whereas, misogyny and harassment have been identified as significant challenges for women in politics, both in Canada and around the world;

Whereas, the Township of Clearview believes that all individuals have the right to participate in a political environment that is free from discrimination, harassment, and misogyny;

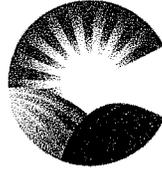
Therefore Be It Resolved, that the Township of Clearview expresses its support for women in politics and their right to participate in a political environment that is free from misogyny and harassment, and where everyone feels equal.

Be It Further Resolved, that the Township of Clearview commits to taking steps to ensure that our political environment is inclusive and welcoming to all individuals, regardless of gender, race, ethnicity, religion, sexual orientation, or other identity factors.

Be It Further Resolved, that the Township of Clearview encourages other municipalities in Ontario and across Canada to join us in supporting women in politics and promoting gender equality in all areas of society.

Be It Further Resolved, that a copy of this resolution be sent to all Ontario Municipalities for endorsement and the Premier of Ontario, to express the Township of Clearview's commitment to this issue and encourage action at the provincial level to create legislation to ensure equality, safety, and security.

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CLEARVIEW

If you have any questions regarding the above, please do not hesitate to contact the undersigned.

Regards,

A handwritten signature in black ink, appearing to read 'Sasha Helmkey'. The signature is fluid and cursive, with a large initial 'S'.

Sasha Helmkey, B.A., Dipl. M.A., AOMC
Clerk/Director of Legislative Services

cc: All Ontario Municipalities

Lisa Lehr

Subject: FW: Towing and Storage Safety and Enforcement Act (TSSEA) Regulations

From: Towing (MTO) <Towing@ontario.ca>

Sent: Thursday, April 6, 2023 11:46 AM

To: Towing (MTO) <Towing@ontario.ca>

Subject: Towing and Storage Safety and Enforcement Act (TSSEA) Regulations

Hello,

In June 2021, the government passed the *Towing and Storage Safety and Enforcement Act* (TSSEA). The TSSEA is designed to provide provincial oversight of the towing and vehicle storage sectors and will require tow truck drivers and tow and storage operators to hold a provincial certificate to operate.

MTO is currently seeking feedback on additional regulations under the TSSEA which include:

- Setting out customer protection standards
- Setting out industry standards
- Specifying how the TSSEA will be overseen
- Setting out certificate fees

The provincial framework under the TSSEA is further intended to replace municipal licensing regimes so operators and tow truck drivers will only need to comply with one regime. For this purpose, MTO is proposing amendments to the TSSEA and to the *Municipal Act* and *City of Toronto Act*.

MTO welcomes you to provide feedback on the proposed regulations through the Regulatory Registry posting at: <https://www.ontariocanada.com/registry/view.do?postingId=44427&language=en>

The posting is now available for public comment.

The TSSEA will increase safety and enforcement, better protect customers, and improve standards for the towing industry. MTO appreciates the contributions and expertise that have been shared over the past years by industry, stakeholders, and the public to support the development of the proposed regulations.

MTO will continue to regularly communicate with you leading up to the implementation of the certification requirement.

If you have any questions, please reply to Towing@Ontario.ca.

Sincerely,

MTO's Towing Team

[EXTERNAL]

APPENDIX 1 – Summary of Proposed Regulatory Requirements

The government introduced the *Towing and Storage Safety and Enforcement Act, 2021* (TSSEA) as Schedule 3 to the *Moving Ontarians More Safely Act, 2021*. The Act received Royal Assent on June 3, 2021. The TSSEA is enabling legislation, which grants the government authority to develop regulations to implement the Act. The Act is intended to come into effect once these regulations have been finalized.

The TSSEA establishes a certificate system for the towing sector: tow operators, tow truck drivers, and vehicle storage operators will be required to obtain a provincial certificate to operate in Ontario. Contraventions of the Act can result in intervening actions, including enforcement, adding certificate conditions, and certificate suspension and cancellation. The Ministry anticipates approximately 6,400 applicants for the three different certificate types.

Below is a description of proposed regulatory requirements, all subject to change (this excludes legislative requirements already under the TSSEA). Regulations that have already been filed are identified in blue, with the additional requirements that are the subject of this regulatory registry posting shown in black.

The regulatory oversight of the towing and storage industry will continue to evolve after initial program implementation. For example, TSSEA allows for additional oversight that is not included in this proposal such as setting maximum rates for towing or storage services and administrative monetary penalties (AMPs). Any future modifications to the program will be consulted upon prior to implementation.

Exemptions

To help ensure that the requirements found below do not apply to services outside of the intended scope of TSSEA, MTO is considering exemptions to all or part of the requirements.

Regulation 417/22 under TSSEA already includes the following exemptions:

- Tow truck operated under the authority of a service permit and number plate, for example a test drive of a tow truck after or during repair
- The following motor vehicles are not required to be operated under a tow certificate:
 1. An off-road vehicle, as defined in section 1 of the *Off-Road Vehicles Act*.
 2. A motor vehicle that is used for personal purposes only and that is used infrequently to tow, for no compensation, another motor vehicle that is also used for personal purposes only.
 3. A motor home that is used for personal purposes only and that is towing another motor vehicle that is for the use of the driver of the motor home for personal purposes only.
 4. A commercial motor vehicle, as defined in subsection 1 (1) of the *Highway Traffic Act*, towing one or more motor vehicles using the saddlemount configuration.

APPENDIX 1 – Summary of Proposed Regulatory Requirements

Additional exemptions in this proposal may include:

- Tow operators and tow truck drivers meeting these conditions would not require a TSSEA certificate:
 - When the origin of the towing trip commences in a jurisdiction outside of Ontario and tow trucks are passing through or dropping off a vehicle in Ontario.
 - When directed by a police officer to clear a highway in an emergency situation.
- Vehicle storage facilities meeting these conditions would not require a TSSEA certificate:
 - Where the storage facility exclusively provides long-term storage (30-days or more) with an upfront contract for storage.
 - Vehicle repair facilities that do not charge for storing the vehicle while it is waiting to be repaired.
- Partial exemptions from TSSEA requirements (for example, related to consent and invoicing) for certificate holders meeting the following conditions:
 - Towing is performed pursuant to an existing membership-type towing or roadside assistance contract.
 - Vehicles stored at no cost to a vehicle owner or insurance provider.

27 Certificate Fees

If approved, MTO will charge the following fees for certificate applications and renewals:

- Tow operator certificate: \$575 per year
- Vehicle storage operator certificate: \$575 per year
- Tow truck driver certificate: \$195 per three years

The fee may be fully refunded or fully credited towards a subsequent fee payable by the person if the person applied for an incorrect certificate type or under the incorrect legal name.

Between July 1, 2023 and July 1, 2024, MTO anticipates there will be no certificate application fee.

APPENDIX 1 – Summary of Proposed Regulatory Requirements

Requirements for the Industry

Certification	Record keeping	Vehicle requirements	Industry standards	Customer protection
Tow Operator				
<p>To obtain a certificate, must:</p> <ul style="list-style-type: none"> • Submit an application in a form approved by the Director • Provide legal name and contact information • Pass a criminal record and judicial matters (CRJMC) check (all company officers) • Hold a Commercial Vehicle Operator Registration (CVOR) certificate (or valid safety fitness certificate if exempt from the requirement of a CVOR certificate) • Pay application and renewal fees • Maintain insurance coverage • Be a fit and proper person to be a tow operator (includes 	<p>To keep the following records:</p> <ul style="list-style-type: none"> • List of all drivers and their qualifications • Inspection and maintenance logs for each tow truck • Proof of insurance • Lease agreements • List of vehicles covered under the insurance policy • For each tow completed: consent form, invoices, any receipts issued to the customer, photographs, and details of the tow (including origin, destination, time, vehicle plate number) • Documents related to customer complaints • Records of damage to a customer's vehicle • Schedule of rates <p>Records may be kept in an electronic format and are only to be submitted to MTO on request (e.g.,</p>	<ul style="list-style-type: none"> • Daily vehicle inspections and associated recordkeeping • Annual vehicle inspection completed by a Vehicle Inspection Centre • Load security requirements • Towing accessory component requirements • Installation and use of amber lights • Operator certificate carried in the vehicle. • Prescribed safety equipment i.e., flares or cones • Prominently displayed on both sides of each vehicle the 	<p>Must:</p> <ul style="list-style-type: none"> • Ensure that an appropriate vehicle and equipment are used and not attempt to provide service using inadequate or unsafe equipment • Maintain professional conduct – must act with competence, integrity, courtesy, good faith, and fairness toward the public and other service providers, including only providing services where the operator is capable and has sufficient competency, training and knowledge while fulfilling its duties to worker and public safety, advertising honestly and accurately, and otherwise complying with applicable laws • Accept multiple forms of payment: cash, 	<p>Charges:</p> <ul style="list-style-type: none"> • Must charge in accordance with the rate schedule provided to the Ministry and shall not charge more than these submitted rates <p>Consent:</p> <ul style="list-style-type: none"> • Consent can be given by the vehicle owner, a representative of the vehicle owner, driver, insurance representative, or owner of private property • Consent must contain prescribed information and a reference to the Ministry's towing website with information of operator's rates and a person's rights with respect to towing and vehicle storage • Consent to store a vehicle must be provided separately from a consent to tow • Consent form needs to contain certain information (e.g., contact information, tow destination, standard list of fees, signature line) • Exemptions include tows or impounds authorized by other provincial Acts or bylaws (to be

APPENDIX 1 – Summary of Proposed Regulatory Requirements

Certification	Record keeping	Vehicle requirements	Industry standards	Customer protection
<p>history of safety or previous non-compliance)</p> <p>Can appeal certain certificate decisions or actions against a certificate to the Licence Appeal Tribunal (LAT)</p>	<p>during an investigation or audit)</p> <p>Must notify MTO of:</p> <ul style="list-style-type: none"> • Substantial changes to information provided as part of a certificate application/renewal, or condition of a certificate 	<p>company name and TSSEA number</p>	<p>debit/credit card, and certified cheques</p> <ul style="list-style-type: none"> • Provide a copy of all documents signed by the customer to the customer • Ensure employees adhere to the Act <p>Shall not:</p> <ul style="list-style-type: none"> • Vary the fees charged for similar jobs based on how costs will be paid • Offer or provide a service under another operating or business name or contact information. • Permit an individual who has not been certified as a tow truck driver to offer or provide tows • Permit an employee to operate a tow truck while not legally permitted 	<p>aligned with current <i>Consumer Protection Act</i> regulations)</p> <p>Invoices:</p> <ul style="list-style-type: none"> • Must be provided at completion of tow • Must include location where vehicle was picked up and dropped off, applicable rates for services provided, and the total amount owed • Tow operators' consent forms can double as invoices if they contain a separate signature line indicating the work was completed <p>Referrals:</p> <ul style="list-style-type: none"> • No referrals may be provided to a customer for a legal service or healthcare service • No referrals may be provided to a customer for a salvage yard, repairer, storage yard, garage, rental car service, or vehicle sales operation unless requested by the customer • Certificate holders cannot receive or pay a fee in exchange for referring a client to a provider of identified services • If a customer requests a recommendation, a certificate holder must inform the customer

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APPENDIX 1 – Summary of Proposed Regulatory Requirements

Certification	Record keeping	Vehicle requirements	Industry standards	Customer protection
				of any business relationship with the referred business, and of any benefit to the certificate holder arising from the recommendation
Tow Truck Driver				
<p>To obtain a certificate, must:</p> <ul style="list-style-type: none"> • Submit an application in a form approved by the Director • Provide legal name and contact information • Pass a CRJMC check • Hold a valid driver's licence (minimum Class G or equivalent from another jurisdiction) • Have completed Ministry-approved driver training before the date of application • Pay application and renewal fees • Be a fit and proper person to be a tow truck driver 	<p>Record keeping is the responsibility of the tow operator for which the driver provides service</p> <p>Must notify MTO of:</p> <ul style="list-style-type: none"> • Substantial changes to information provided as part of a certificate application/renewal, or condition of a certificate 	<p>Ensuring vehicles meet the requirements is the responsibility of the tow operator for which the driver provides service</p> <p>A driver is responsible to ensure the safe operation of the vehicle i.e., the vehicle meets regulatory requirements, inspections completed, proper use of equipment and lighting</p>	<p>Must:</p> <ul style="list-style-type: none"> • Carry the tow driver certificate, and must provide these to police/enforcement officers or investigators on request • Surrender the tow driver's certificate and documents related to the ownership of the tow truck, the towed vehicle, and the current trip to police/enforcement officers or investigators • Take precautions not to damage vehicles • Take the most direct route to the vehicle drop-off location • Maintain professional conduct – must act with competence, integrity, courtesy, good faith, and fairness toward the 	<p>Same requirements related to rates, consent, invoices, and referrals as the tow operator</p> <p>Other requirements:</p> <ul style="list-style-type: none"> • Must provide the person who requested the tow with written information including the driver's name, tow operator's name and contact information, and any customer awareness document that may be prescribed by the Director • Must take the vehicle to the location requested by the customer, except when the tow or impound is required by other Acts, bylaws or regulations. If the tow is initiated without the express consent of the vehicle owner, driver must deliver the vehicle to a nearby storage facility with a valid TSSEA certificate, notify the person who authorized the tow (if applicable), and record their contact information • May move a vehicle to an interim location for safety, but that

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APPENDIX 1 – Summary of Proposed Regulatory Requirements

Certification	Record keeping	Vehicle requirements	Industry standards	Customer protection
			<p>public and other service providers, including only providing services where the driver is capable and has sufficient competency, training and knowledge while fulfilling their duties to public safety, and otherwise complying with applicable laws</p> <ul style="list-style-type: none"> • Take photographs of the vehicle prior to initiating the tow, or at the first safe opportunity <p>Shall not:</p> <ul style="list-style-type: none"> • Operate a tow truck that is unsafe, defective, or does not meet the prescribed vehicle standards 	<p>secondary location must be reasonably close, and additional fees cannot be charged related to the interim location</p> <ul style="list-style-type: none"> • Must contact vehicle owners if the vehicle is delivered to a location other than what was identified on a consent/ contract provided to the person who initiated the tow • Must provide storage operators with vehicle owner's contact information • Must not allow a passenger in a tow truck who is attempting to sell other products or services • Must not charge additional fees when the tow destination is changed and contract amended, other than those related to the distance a vehicle is towed
Storage Operator				
To obtain a certificate, must:	To keep the following records:	N/A.	Must:	Notification:

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APPENDIX 1 – Summary of Proposed Regulatory Requirements

Certification	Record keeping	Vehicle requirements	Industry standards	Customer protection
<p>32</p> <ul style="list-style-type: none"> • Submit an application in a form approved by the Director • Provide legal name and contact information • Pass a CRJMC check (all company officers) • Pay application and renewal fee • Have an office with a physical location in Ontario • Maintain insurance coverage • Be a fit and proper person to be a vehicle storage operator <p>Can appeal certain certificate decisions or actions against a certificate to the LAT</p>	<ul style="list-style-type: none"> • Proof of insurance • Lease agreements • For each vehicle stored: vehicle details, invoices, any receipts issued to the customer, any notices sent to the customer, and photographs • Documents related to customer complaints • Records of damage to a customer's vehicle • Schedule of rates • Proof of compliance with any applicable municipal zoning and site requirements <p>Records may be kept in an electronic format and are only to be submitted to MTO on request (e.g., during an investigation or audit)</p> <p>Must notify MTO of:</p> <ul style="list-style-type: none"> • Substantial changes to information provided as part of a certificate application/renewal, or condition of a certificate • The location of all premises in Ontario 		<ul style="list-style-type: none"> • Post the operator certificate in a visible place at each business location • Maintain professional conduct – must act with competence, integrity, courtesy, good faith, and fairness toward the public and other service providers, including only providing services where the operator is capable and has sufficient competency, training and knowledge while fulfilling its duties to public safety, advertising honestly and accurately, and otherwise complying with applicable laws • Accept multiple forms of payment: cash, debit/credit card, and certified cheques • Provide a copy of all documents signed by the customer to the customer • Immediately release a vehicle if requested by 	<ul style="list-style-type: none"> • Must initiate steps to notify the vehicle owner within 24 hours of receiving a vehicle for storage. Only one day of storage fees may accrue before the steps to identify a vehicle owner are initiated <p>Access</p> <ul style="list-style-type: none"> • Must permit a vehicle owner, a person authorized by a vehicle owner, or an insurance provider with a policy covering the vehicle with access to the vehicle, unless prohibited under another Act, during regular business hours • Persons authorized to access the vehicle are also to be provided with a reasonable opportunity to photograph or assess the condition of the vehicle • Must permit Towing Inspectors, Police Officers, or other Provincial Offences Officers access to vehicles to conduct examinations that they are authorized to conduct under applicable laws or warrants • Must not permit any person who is not authorized under the TSSEA or another Act to access the vehicle without the express

APPENDIX 1 – Summary of Proposed Regulatory Requirements

Certification	Record keeping	Vehicle requirements	Industry standards	Customer protection
	<p>from which the holder provides vehicle storage services</p>		<p>the authorized party or owner and a bonafide attempt to pay the allowable outstanding fees is made</p> <ul style="list-style-type: none"> • Where an authorized person attends a facility in respect of a stored motor vehicle, a vehicle storage operator shall not require that a different person attend • Make reasonable efforts to meet the customer at the facility and facilitate the return of the vehicle within the same business day the customer requests it • Document information received from a tow truck driver or customer who drops off the vehicle • Be reachable by customers for at least 8 hours per day and operate for at least 5 business days per week • Be available by appointment 	<p>consent of the vehicle owner/ authorized party</p> <p>Charges:</p> <ul style="list-style-type: none"> • Must charge in accordance with the rate schedule provided to the Ministry • Must not charge fees for the movement of a vehicle around/within a storage yard, once delivered • Must not charge fees for storing a vehicle after a vehicle owner has made a bonafide attempt to retrieve the vehicle and pay for the storage service <p>Invoices:</p> <ul style="list-style-type: none"> • Must be provided at completion of storage period • Must include location where vehicle was stored, applicable daily rates, and the total amount owed • Invoices are provided to vehicle owners on the same day in which owners are identified/notified by a vehicle storage operator, as well as upon request <p>Referrals:</p>

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APPENDIX 1 – Summary of Proposed Regulatory Requirements

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Certification	Record keeping	Vehicle requirements	Industry standards	Customer protection
			<ul style="list-style-type: none"> • Ensure employees comply with the TSSEA Shall not: <ul style="list-style-type: none"> • Offer or provide a service under another operating / business name or contact information • Store a customer's vehicle at or require customers to attend a location not identified to the Director Storage facility requirements: <ul style="list-style-type: none"> • Be in compliance with all applicable municipal permitting and zoning requirements • Be operated, maintained and kept in a state of good repair • Ensure areas accessible to public are kept clean and free of hazards • Be clearly signed to allow customers to find the storage site 	<ul style="list-style-type: none"> • No referrals may be provided to a customer for a legal service or healthcare service • No referrals may be provided to a customer for a salvage yard, repairer, storage yard, garage, rental car service, or vehicle sales operation unless requested by the customer • Certificate holders cannot receive or pay a fee in exchange for referring a client to a provider of identified services • If a customer requests a recommendation, a certificate holder must inform the customer of any business relationship with the referred business, and of any benefit to the certificate holder arising from the recommendation

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APPENDIX 1 – Summary of Proposed Regulatory Requirements

Certification	Record keeping	Vehicle requirements	Industry standards	Customer protection
			<ul style="list-style-type: none"> • Have clearly visible signage and voicemail and email replies outlining facility hours • Have the hours of operation, business name, contact information, and fee schedule visible at the facility • Include adequate security features to protect the vehicles that are stored on site • Recommended best practise to take photographs upon the arrival of the vehicle 	

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APPENDIX 1 – Summary of Proposed Regulatory Requirements

Ministry Powers

Below is a description of Ministry/Director powers intended to be introduced through the proposed regulations. This excludes legislative powers already set out under the TSSEA. Regulations that have already been filed are identified in blue, with the additional powers that are the subject of this regulatory registry posting shown in black.

Category	Power
Certificates	<p>Issuance</p> <ul style="list-style-type: none"> • Director to issue certificates to applicants meeting all criteria • Director can refuse certificates to applicants who have: <ul style="list-style-type: none"> ○ Failed to comply with other federal or provincial Acts ○ Breached certificate conditions ○ Another certificate issued under TSSEA cancelled or whose past conduct leads the Director to believe they will not comply with the certificate requirements / conditions • Certificate will not be renewed if fees are not paid in full (no interest to be charged) <p>Conditions</p> <ul style="list-style-type: none"> • Director can set out any certificate conditions deemed necessary <p>Suspension/revocation</p> <ul style="list-style-type: none"> • The Director can suspend/ cancel certificates if: <ul style="list-style-type: none"> ○ Certificate conditions have been breached ○ Certificate holder fails to comply with Act/ Regulations ○ The conduct of the certificate holder leads the Director to believe they will not continue to meet certificate conditions <p>Related entities</p> <ul style="list-style-type: none"> • Director can refuse to issue a certificate to an applicant if the applicant is related to a person who does not meet qualifications and requirements to be a certificate holder related to having a qualifying record of convictions and being a fit and proper person to provide the services for which the certificate grants permission. • An applicant is related to a person if: <ul style="list-style-type: none"> ○ The applicant and the person are related individuals ○ Either the applicant or the person is a partner of the other or was a partner of the other or they have or have had partners in common ○ Either the applicant or the person, directly or indirectly, controls or controlled or manages or managed the other; or

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APPENDIX 1 – Summary of Proposed Regulatory Requirements

Record keeping	<ul style="list-style-type: none"> ○ The applicant and the person have or have had common officers or directors, or they are or have been controlled, directly or indirectly, by the same shareholders ● Director can demand the following to be submitted: <ul style="list-style-type: none"> ○ Any information required for certificate applications ○ Any information related to the driving records or CVOR registration of an applicant ○ Any information required during inspections ● Director must store copies of any documents provided in relation to a customer complaint ● Director has discretion as to when to destroy collected information
Publishing of information	<ul style="list-style-type: none"> ● Director <u>may</u> publish the following information: <ul style="list-style-type: none"> ○ List of certified tow and storage operators ○ Rate sheets / schedule of fees provided by certificate holders ○ Business operating names, contact information, locations ○ Suspensions/ cancellations made by the Director ○ Information respecting certificate holders which the Director wishes to share with the public
Other	<ul style="list-style-type: none"> ● Director may consider past municipal enforcement action when reviewing an application ● Director can refuse an unreasonable rate schedule and ask the operator to resubmit ● Director can handle customer complaints on a case-by-case basis ● Operators can be held accountable for the actions of a driver they employ, at the Director's discretion ● Interest on penalties to be charged in alignment with Ministry of Finance policies ● Director can set site-specific requirements for storage facilities, including fencing, illumination, and monitoring cameras with video recording

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AS



758070 2nd Line E
Mulmur, Ontario
L9V 0G8

Local (705) 466-3341
Toll Free from 519 only (866) 472-0417
Fax (705) 466-2922

April 6, 2023

Bill 5—Stopping Harassment and Abuse by Local Leaders Act, 2022

At the meeting held on April 5, 2023, Council of the Township of Mulmur passed the following resolution in support of Bill 5 – Stopping Harassment and Abuse by Local Leaders Act, 2022

Moved by Cunningham and Seconded by Clark

WHEREAS Bill 5—Stopping Harassment and Abuse by Local Leaders Act, 2022 was introduced in the Ontario Legislature by MPP Stephen Blais through a Private Member's Bill on August 10, 2022;

AND WHEREAS the Township of Mulmur and Council are committed to demonstrating good governance and greater accountability to its Code of Conduct and workplace policies;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of Mulmur endorses Bill 5—Stopping Harassment and Abuse by Local Leaders Act, 2022 which would require the Code of Conduct for municipal Councillors and members of local boards to include a requirement to comply with workplace violence and harassment policies and permit municipalities to direct the Integrity Commissioner to apply to the court to vacate a member's seat if the Commissioner's Inquiry determines that the member has contravened this requirement;

AND THAT the Council of the Corporation of the Township of Mulmur expresses its support for Bill 5 by directing the Clerk to send this motion to the Premier of Ontario; the Ontario Minister of Municipal Affairs and Housing; the Association of Municipalities of Ontario (AMO); the local Members of Parliament (MP's); the local Members of Provincial Parliament (MPP's); and all Ontario Municipalities.

CARRIED.

Sincerely,

Roseann Knechtel

Roseann Knechtel, Deputy Clerk/Planning Coordinator

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000

234-2023-1754

April 6, 2023

Good afternoon,

Today, our government announced further action to tackle the housing supply crisis and reach our goal of 1.5 million homes by 2031. The *Helping Homebuyers, Protecting Tenants Act* is the latest in a series of steps our government is taking to increase housing supply and help more Ontarians find a home they can actually afford.

Despite external economic challenges that are slowing down new home construction, including inflation and soaring interest rates, Ontario's plan to build more homes faster is working – with the highest number of housing starts in more than 30 years in 2021 and 2022, and the highest number of rental housing starts on record last year.

Details about the range of measures in our plan can be found in the [news release here](#).

As part of the plan, our government is introducing a new province-wide planning policy document that would provide municipalities with more flexibility, reduce duplication, create more homes in urban and rural communities, support local economies and create jobs while continuing to protect the environment (including existing Greenbelt protections), and public safety. It would also require coordination between municipalities and school boards to consider school and childcare needs earlier in the planning process, so that families moving to new housing can expect that local schools will be available for their children.

Ontario is undertaking a 60-day consultation on the proposed new Provincial Planning Statement until June 6, 2023 <https://ero.ontario.ca/notice/019-6813>.

In addition, the plan contains numerous actions to further tackle Ontario's housing crisis, including:

- A \$6.5 million investment to appoint an additional 40 adjudicators and hire five staff to improve service standards and continue to reduce active applications and decision timeframes at the Landlord and Tenant Board. This increase more than doubles of the number of full-time adjudicators at the Landlord Tenant Board.

.../2

- Proposed changes to make life easier for renters, with changes that would, if passed, clarify and enhance tenants' rights to install air conditioners. We are proposing to further strengthen protections against evictions due to renovations, demolitions and conversions, as well as those for landlord's own use.
- Proposed changes to the *Planning Act*, *City of Toronto Act*, and *Ministry of Municipal Affairs and Housing Act* to support the proposed new Provincial Planning Statement as well as other housing supply priorities.
- Doing more to protect first-time home buyers and their savings by expanding deposit insurance for First Home Savings Accounts held at Ontario credit unions.
- We are exploring a cooling-off/cancellation period on purchases of new freehold homes, and a requirement that purchasers of all new homes receive legal advice on their purchase agreements when they make one of the biggest purchases of their lives – a new home.

These and other related consultations can be found through the [Environmental Registry of Ontario](#) and the [Ontario Regulatory Registry](#).

Our plan was informed by AMO's 2022 A Blueprint for Action and ROMA's 2022 Task Force Report on Attainable Housing and Purpose-Built Rentals. These changes build on our continued work to provide a solid foundation to address Ontario's housing supply crisis over the long term and will be supplemented by continued action in the future.

The housing supply action plan is the latest in a series of steps our government is taking to increase housing supply and help more Ontarians find a home they can afford. We look forward to continued collaboration with our municipal partners to create the homes that Ontarians need today, tomorrow and in the decades to come.

Sincerely,



Steve Clark
Minister

c. Chief Administrative Officer

Ontario Introduces Next Steps to Support Housing Supply Growth

Further action will ensure province is ready to build more homes as market conditions improve

April 06, 2023

Municipal Affairs and Housing

TORONTO — Today, the Ontario government introduced the *Helping Homebuyers, Protecting Tenants Act* as it continues to take a responsible, targeted approach to deliver on its plan to build 1.5 million homes by 2031, while laying a strong foundation to make life easier and more affordable for people across the province.

If passed, the proposed changes would further strengthen homebuyer protections, support tenants and streamline the rules around land-use planning.

“Our government has made real progress in tackling Ontario’s housing supply crisis, with current housing starts remaining above historic averages”, said Steve Clark, Minister of Municipal Affairs and Housing. “Like the rest of North America, Ontario is experiencing challenging headwinds that are slowing down new home construction, including inflation, soaring interest rates and labour shortages. Despite these challenges, our government will continue to take action to ensure Ontario is ready to build more homes as market conditions improve.”

The Helping Homebuyers, Protecting Tenants Plan includes:

- A \$6.5 million investment to appoint an additional 40 adjudicators and hire five staff to improve service standards and continue to reduce active applications and decision timeframes at the Landlord and Tenant Board. This increase more than doubles of the number of full-time adjudicators at the Landlord Tenant Board.
- Further strengthening protections against evictions due to renovations, demolitions and conversions, as well as those for landlord’s own use, as well as clarify tenants’ rights to install air conditioners.
- Expanding deposit insurance for First Home Savings Accounts to Ontario at credit unions, and exploring a cooling-off or cancellation period on purchases of newly built freehold homes, as well as mandatory legal review of purchase agreements for all new home purchases.

A10

- Freezing 74 different provincial fees at the 2023-2024 level. This includes fees that directly or indirectly increase the cost of housing.
- Speeding up government approval processes by updating the Provincial Policy Statement, 2020 and integrating it with A Place to Grow: Growth Plan for the Greater Golden Horseshoe to create a single, provincewide, housing-focused land use planning policy document.

“Our government has been steadfastly focused on Ontario’s housing supply crisis since the moment we first took office,” said Nina Tangri, Associate Minister of Housing. “We have introduced policies that are helping to get more homes built across Ontario, but we know more needs to be done. Today’s announcement is the next step in our plan to ensure that Ontario’s housing supply continues to grow over the long term, so more Ontarians can find a home they can actually afford.”

Ontario is undertaking a 60-day consultation on the proposed new Provincial Planning Statement until June 5, 2023. This new provincewide planning policy document would provide municipalities with more flexibility, reduce duplication, create more homes in urban and rural communities, support local economies and create jobs while continuing to protect the environment (including existing Greenbelt protections), and public safety. It would also require coordination between municipalities and school boards to consider school and childcare needs earlier in the planning process, so that families moving to new housing can expect that local schools will be available for their children.

The government continues to work with municipal partners to ensure that cities, towns and rural communities grow with a mix of ownership and rental housing that meets the needs of people across the province.

Quick Facts

- Despite significant external economic pressures, Ontario is seeing strong progress resulting from its housing plans. The first plan, More Homes, More Choice, was released in 2019. In the spring of 2022, More Homes for Everyone was released. More Homes Built Faster was released in fall of 2022.
- In 2022, Ontario saw the second highest number of housing starts since 1988, with just over 96,000 new homes. This is 30 per cent higher than the annual average for the past 20 years. Ontario also broke ground on nearly 15,000 new purpose-built rentals, the highest number on record.
- Ontario will continue to call on the federal government to defer the Harmonized Sales Tax (HST) on all new large scale purpose-built rental housing projects to tackle the ongoing housing affordability crisis. Ontario would support this measure,

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as it would help spur the construction of more rental housing units while helping to create jobs, encourage economic development and support growth.

- The province's [Housing Supply Action Plan Implementation Team](#), made up of municipal leaders and industry experts, will evaluate progress and provide advice on tackling Ontario's housing supply crisis.
- The province is continuing the process of launching third-party audits of select municipalities to get a factual understanding of their finances, including their reserve funds and development charge administration, as part of its commitment to ensure there should be no funding shortfall for housing enabling infrastructure as a result of the *More Homes Built Faster Act*, provided municipalities achieve and exceed their housing pledge levels and growth targets.
- Ontario is looking at [modular construction](#) and other innovative options to reduce the cost of building attainable housing and speed up the creation of housing. As part of this work, we will engage with the housing sector, municipalities and Indigenous communities to consider different opportunities to build housing – using modular and other technologies – in communities across the province.
- In 2022, Ontario started its consultation on a housing-focused policy review of the [Provincial Policy Statement](#) and [A Place to Grow: Growth Plan for the Greater Golden Horseshoe](#), as well as on municipal rental replacement by-laws and how to build more housing while continuing to protect tenants. These consultations for the More Homes Built Faster Plan informed the development of the [Helping Homebuyers, Protecting Tenants Plan](#).

Additional Resources

- [Ontario's Helping Homebuyers, Protecting Tenants Plan](#)
 - [Ontario's Housing Supply Progress](#)
 - [Ontario Adding New Protections for Home Buyers](#)
 - [Ontario Strengthening Protections for Tenants](#)
-

Related Topics

Government

Learn about the government services available to you and how government works.

[Learn more](#)

Home and Community

Information for families on major life events and care options, including marriage, births and child care. Also includes planning resources for municipalities. [Learn more](#)

Taxes and Benefits



Learn about taxes in Ontario and what they support, including tax credits you can get to help you with living and business costs. [Learn more](#)

Media Contacts

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Communications Branch

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Ministry of Natural Resources and Forestry

Resources Planning and Development
Policy Branch
Policy Division
300 Water Street
Peterborough, ON K9J 3C7

Ministère des Richesses naturelles et des Forêts

Direction des politiques de planification et d'exploitation des ressources
Division de l'élaboration des politiques
300, rue Water
Peterborough (Ontario) K9J 3C7

Notice: Proposed changes to the OGSRA to regulate projects to test or demonstrate new or innovative activities, such as geologic carbon storage, and to safeguard people and the environment

Hello,

I am pleased to inform you that the Ministry of Natural Resources and Forestry is seeking feedback on a proposal that is part of our plan to develop a framework to regulate new technologies, such as geologic carbon storage. This plan is outlined in a Roadmap that was released in November 2022 and can be viewed on our website at: <https://www.ontario.ca/page/geologic-carbon-storage>.

This proposal builds on previous proposals and the feedback we received related to geologic carbon storage, including a discussion paper released in early 2022 and amendments proposed in November that removed the prohibition on carbon storage from the *Oil, Gas and Salt Resources Act* (the Act).

The changes currently being proposed to the Act have been introduced through Bill 91, *Less Red Tape, Stronger Economy Act, 2023*. These changes, together with regulatory changes that would be proposed in the future, would allow approval to be sought for projects proposed to test or demonstrate new or innovative activities, such as geologic carbon storage. Further changes under other legislation would be required before carbon storage projects could be authorized on Crown land.

If approved, these changes would provide flexibility in authorization processes and requirements to better address technological innovation to support Ontario's changing energy needs, decarbonization efforts, and reduction of greenhouse gas emissions.

Additional changes proposed would enhance or create new tools to safeguard people and the environment and would apply to all activities regulated under the Act. These tools include new inspector's orders, court orders and clarifying the Minister's ability to consider past non-compliance with the Act in decision-making.

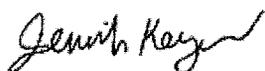
This proposal is available for review on the Ontario Legislative Assembly website: <https://www.ola.org/en/legislative-business/bills/parliament-43/session-1/bill-91>. The

A11

province is also seeking feedback on the proposed changes through the Environmental Registry of Ontario: <https://ero.ontario.ca/notice/019-6752>. A Decision Notice will also be posted soon regarding the removal of the prohibition on carbon storage from the Act. Feedback on the proposed changes can be provided directly to the ministry or through the environmental registry.

If you would like more information or have any questions about the proposed changes, please contact Andrew Ogilvie, Manager of Resources Development Section, at 705-761-5815 or through email: Resources.Development@ontario.ca.

Sincerely,



Jennifer Keyes

Director, Resources Planning and Development Policy Branch

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Lisa Lehr

From: Robin Brown <robin@nottawasaga.com>
Sent: April 11, 2023 12:44 PM
To: Lisa Lehr
Subject: Nottawasaga Futures Newsletter



**Nottawasaga Futures is a community
economic development agency serving the
South Simcoe Area.**

Nottawasaga Futures 2023 Pitch Night

THURSDAY APRIL 20

6:30-8:30 PM

Come out to see the youth of South Simcoe
present their business idea.



Join us on April 20 at 6:30 for the Nottawasaga Futures Annual Pitch Night.

This program is dedicated to supporting youth entrepreneurship in our Region. The competition celebrates the development and research of

a business idea. Participants formalize their business concept in writing and pitch it to a panel of local business leaders.

Please RSVP to robin@nottawasaga.com

We hope you can attend!

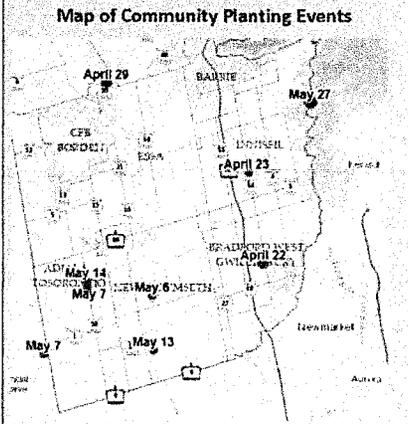
Trees for Streams 2023 Call-Out for Volunteers



Come join one of our South Simcoe Streams weekend planting events and help us plant native trees and shrubs around our local waterways! Planting events run from 9:00am – 12:00pm or 1:00pm – 4:00pm. It is a great way for family and friends to enjoy the outdoors, students to earn community services hours and for all of us to make a positive contribution to the local environment.

Weekend Events *(details provided upon registration)*

Date	Location	Time
Saturday April 22/2023	Bradford W. Gwillimbury – Fraser Creek, Bradford	9:00am-12:00pm
Sunday April 23/2023	Innisfil – Innisfil Creek, Churchill	1:00pm-4:00pm
Saturday April 29/2023	Essex – Nottawasaga River, Angus	9:00am-12:00pm
Saturday May 6/2023	New Tecumseth – Beeton Creek, Beeton	9:00am-12:00pm
Sunday May 7/2023	Mono – Nottawasaga River, Hockley Valley	9:00am-12:00pm
Sunday May 7/2023	Adjala-Tosorontio – Nottawasaga River, Loretto	1:00pm-4:00pm
Saturday May 13/2023	New Tecumseth – Beeton Creek, Tottenham	9:00am-12:00pm
Sunday May 14/2023	Adjala-Tosorontio – Sheldon Creek, Rosemont	9:00am-12:00pm
Saturday May 27/2023	Innisfil – Bon Secours Creek, Alcona	9:00am-12:00pm



Click Registration Link:

<https://www.surveymonkey.com/r/K6WTF5V>

Inquiry Contact: silvia@nottawasaga.com
705 440-9129 (cell)



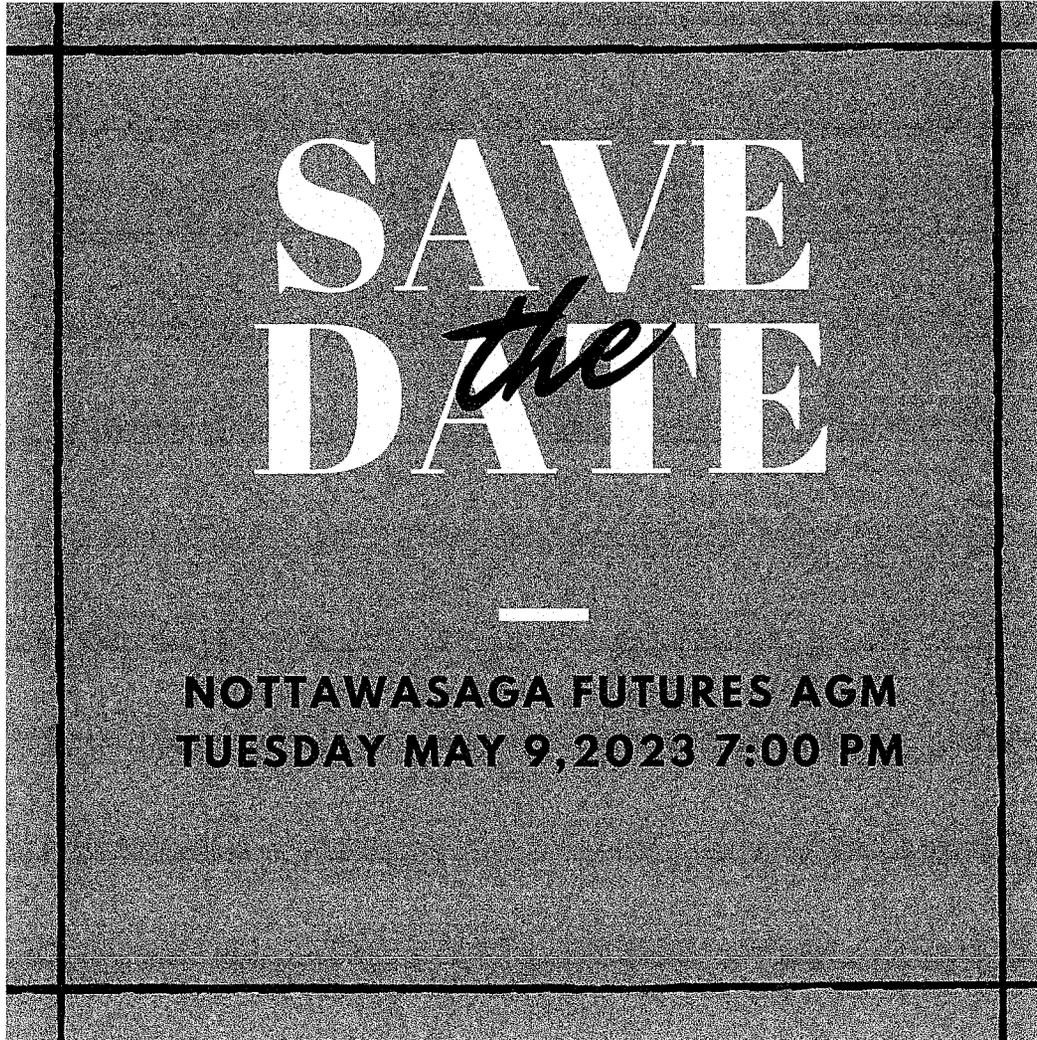
Community Events are made possible in part with funding from Ontario Trillium Foundation, Dufferin-Simcoe Land Stewardship Network-County of Simcoe Tree Program, Somerville Nurseries Inc., and support from municipalities, conservation authorities, landowners, industries, and volunteers like you!

South Simcoe Streams 2023 Planting Events

A great way for family and friends to enjoy the outdoors and make a positive contribution to their community and the environment!

A12

Contact silvia@nottawasaga.com for more information



Financial Support and Resources

- [Nottawasaga Futures Community Investment Fund](#)
- [Canada - Ontario Job Grant](#)
- [Ontario Business Registry](#)
- [Business Benefits Finder](#)

- [Canada Business App](#)
- [Delia: Funding for Women-owned Enterprises](#)
- [Ontario Automotive Modernization Program](#)
- [Southwestern Ontario Development Fund](#)
- [Business advisory services for small & medium-sized businesses](#)
- [Youth Small Business Program](#)

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[EXTERNAL]

OSLER

Policy refresh – Ontario government proposes key changes to provincial planning policy

Author(s): [Chris Barnett](#), [Evan Barz](#), [Andrew Rintoul](#)

Apr 10, 2023

On April 6, 2023, the Ontario government unveiled the latest of its policy and legislative proposals as part of its Housing Supply Action Plan. The proposals include the release for comment of a new Provincial Planning Statement, which will replace the Provincial Policy Statement and the Growth Plan. Some changes are also proposed to the *Planning Act*, with the introduction of Bill 97, the *Helping Homebuyers, Protecting Tenants Act, 2023*, which proposes legislative amendments with the goal of achieving the construction of 1.5 million new homes by 2031.

To understand these proposed changes in context, Osler has prepared comprehensive comparison (along with a concordance table) of the proposed 2023 Provincial Planning Statement, as well as a comparison showing the proposed changes to the *Planning Act*. They can be downloaded here:

[2023 Provincial Planning Statement – Comparison and concordance Planning Act – as proposed to be amended by Bill 97](#)

While Bill 97 does not contain the sweeping changes brought in by Bill 23, the small and technical fixes to the *Planning Act* sought to be introduced through Bill 97 are important.

In addition, the government also proclaimed in force a section that was part of Bill 23, effective April 6, 2023, which gives the Minister the power to amend municipal official plans if the Minister is of the view that a matter of provincial interest could be adversely affected. There is no process set out in the Act for notice or consultation prior to making such a decision. As such, this appears to be the official plan equivalent of a Minister's zoning order.

The government has advised that it expects the new PPS to come into force in the fall of 2023. While generally it is expected that decisions will be required to be consistent with the new PPS as of its effective date, Bill 97 does allow for the minister to make regulations which could address different transition rules.

The government has also advised that it does not expect the implementation of its removal of planning responsibilities from most upper tier municipalities until winter 2024, at the earliest.

2023 Provincial Planning Statement

The changes proposed in the 2023 PPS represent fundamental changes in how growth planning is carried out in the province. The elimination of intensification targets, the repeal of the Growth Plan and the ability to expand settlement areas at any time will shift how, where and when municipalities grow. Some of the key changes are:

Growth Targets

- With the proposed repeal of the Growth Plan, municipalities will no longer be required to plan to specific population and employment targets for a horizon year. After twenty years of being required to plan for a specific target in a specific year, and all land budget decisions driven by those targets, this fundamental aspect of growth planning in Ontario will come to an end
- The government expects that municipalities will continue to use the 2051 targets at a minimum. Over time, municipalities will be expected to carry out their own forecasting.
- When updating official plans, municipalities will be required to have enough land designated for at least 25 years (a change from up to 25 years), with planning expressly allowed to extend beyond this horizon for infrastructure, employment areas and strategic growth areas

Strategic Growth Areas

- The concept of strategic growth areas has been integrated from the Growth Plan. They are to be identified in official plans, and should be the focus of growth. They include major transit

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AUTHORS



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Partner, Municipal, Land Use Planning & Development; Real Estate
Toronto



> Evan Barz
Associate, Litigation
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> Andrew Rintoul
Associate, Litigation
Toronto

RELATED RESOURCES

[Bill 23 – More Homes Built Faster Act, 2022 passed... fast.](#)
Nov 29, 2022

[Forget everything you thought you knew about planning approvals in Ontario...](#)
Oct 26, 2022

[Ontario incentivizes speedy application process to increase housing supply \(webinar\)](#)
May 26, 2022

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- Large and fast growing municipalities (listed in an appendix, and effectively Toronto, York, southern Durham, Peel, Halton, Hamilton, London, Waterloo, Kitchener, Barrie, Niagara Falls, St Catharines, Windsor, Cambridge, Kingston, Guelph, Ottawa and Brantford) will be required to identify these areas in their official plans along with density targets

Major Transit Station Areas

- The concept of major transit station areas is carried forward from the Growth Plan, with the definition and minimum density targets being generally the same

Intensification

- The Growth Plan contained specific intensification targets which required municipalities to plan for a certain amount of growth within defined built boundaries. The 2023 PPS supports intensification generally, but with no specific targets to be met

Built Boundary

- The concept of a delineated built-up areas contained in the Growth Plan has not been carried forward into the 2023 PPS

Municipal Comprehensive Reviews

- The concept of municipal comprehensive reviews of official plans has not been carried forward into the 2023 PPS

Settlement Area Expansions

- With no requirement for municipal comprehensive reviews, municipalities have the ability to consider settlement area expansions at any time. The tests to be applied are not as stringent as they were, and require consideration of adequacy of servicing, phasing and agricultural issues such as the minimum distance separation formula. There is no limitation on the ability of landowners from applying for an expansion, although the Planning Act continues to limit the ability to appeal the refusals of any such applications

Employment Land Conversions

- Municipalities can consider (and landowners can apply for) the removal of land from employment areas. The tests to be met include that there is a need for the removal, and the land is not required for employment uses over the long term; however, in the absence of land budgets and targets to be met with the proposed repeal of the Growth Plan the application of these tests will rely on targets contained in official plans. The Planning Act continues to limit the ability to appeal refusals or non-decisions of such applications, but (as noted below) Bill 97 proposes to change the definition of areas of employment.

Employment Areas

- The definition of 'employment areas' is proposed to be changed in both the Planning Act and the new PPS. The focus is on uses that cannot locate in mixed use areas, such as heavy industry, manufacturing and large scale warehousing

Provincially significant employment zones

- These zones, introduced in 2019 without any substantial policy implementation, will no longer exist with the repeal of the Growth Plan. The government is considering alternative approaches to protect these lands, possibly through the use of minister's zoning orders

Agricultural Lot Severances

- Additional residences will be permitted on farm properties (up to two additional on one parcel and up to three additional residential parcels)

Climate Change

- General policies requiring municipalities to plan for climate change

Natural Heritage

- The proposed approach to natural heritage has not been finalized, and so we do not know what the proposed policies are for natural heritage system protection

A summary of the changes proposed by Bill 97:

Subject	Proposal
New Ministerial powers	<p>The Minister will be given the power to:</p> <ul style="list-style-type: none"> • Require landowners and municipalities to enter into agreements where the Provincial Land Development Facilitator has been appointed. These agreements could include matters that go beyond what can be provided in either the <i>Planning Act</i> or <i>Development Charges Act</i>. The order has the same effect as an interim control by-law, only permitting existing uses to continue until agreements have been signed. • Exempt lands that are the subject of MZOs from complying with provincial policies and official plans when other planning approvals are applied for, such as plans of subdivision. This gives the Minister the ability to address circumstances where an MZO permits residential uses in an area where the official plan does not. • Make regulations regarding transition related to the applicability of a new provincial policy statement. • Make regulations regarding the powers of municipalities to regulate demolition and conversion of residential rental properties, including to pass a by-law requiring a landowner to provide compensation
New effective date for Bill 109 planning fee refunds	<p>The effective date for planning application fee refunds where no decision is made within the statutory time periods that were originally in place for applications filed on or after January 1, 2023, is proposed to be changed to July 1, 2023. If any fee refunds were owing as a result of applications filed and not decided on between January 1 and July 1, 2023, the refund is deemed not to have been required.</p>
Parking for additional units	<p>Bill 23 put in place restrictions on the ability to require more than one parking space where additional residential units are permitted as of right. Bill 97 proposes to clarify that official plans and zoning by-laws can still require more than one parking space for the primary residential unit</p>
Employment area definition changes	<p>The definition of an employment area is proposed to be limited to areas where manufacturing, research and development related to manufacturing, warehousing and ancillary uses occur. This appears to be related to broader proposed policy changes regarding the protection of, and conversion from, employment uses, contained in the proposed 2023 PPS.</p>

4/23, 9:37 AM

Policy refresh – Ontario government proposes key changes to provincial planning policy

In addition to these changes, amendments are also proposed to the *Residential Tenancies Act*, which will strengthen protections against evictions due to renovations, demolitions and conversions, as well as those in respect of landlord’s own use, and clarify tenants’ rights to install air conditioners.

RELATED EXPERTISE

Municipal, Land Use Planning & Development

Real Estate

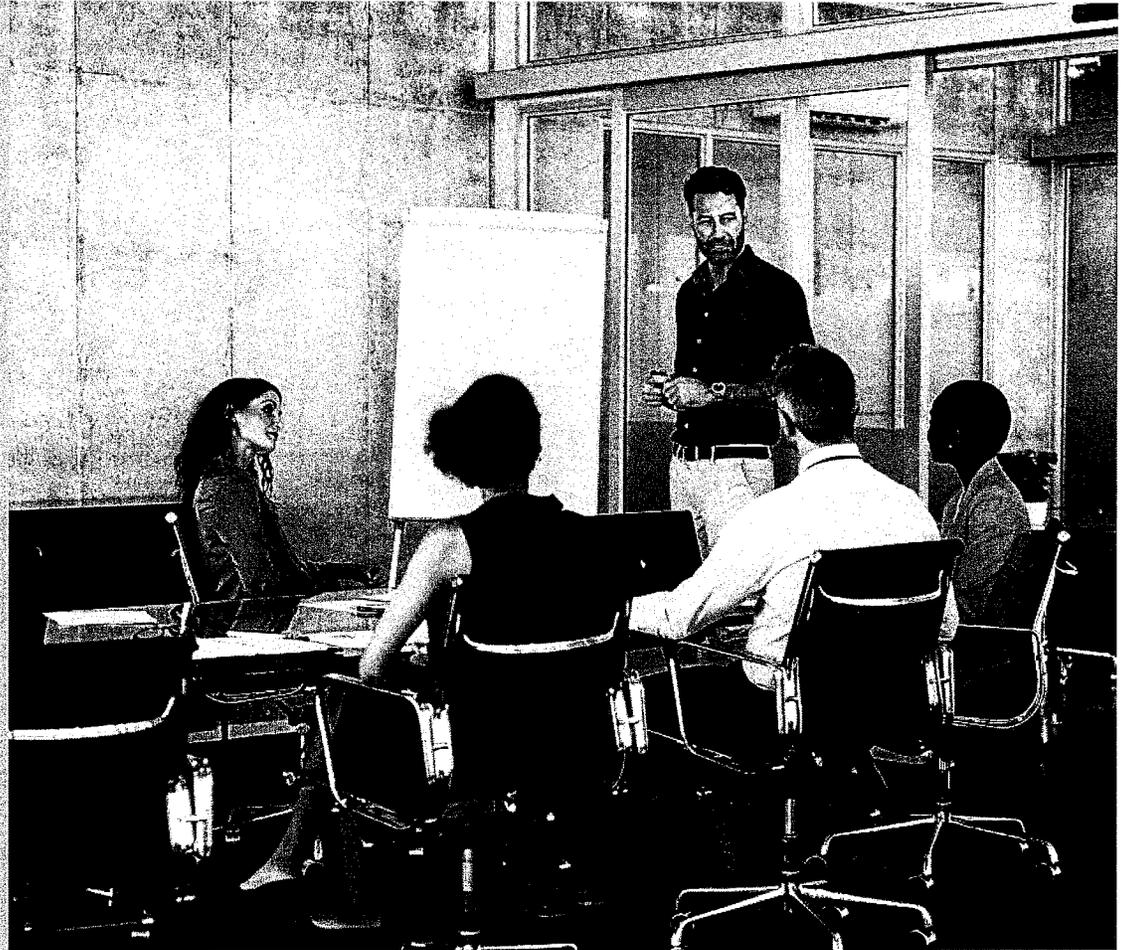
Land

Government & Public Sector

Corporate and Commercial Litigation

Infrastructure

Housing Accelerator Fund – Key elements



This presentation will allow you to quickly find information on programs and initiatives currently offered by CMHC. The details provided are for general information only and are not exhaustive. The information is subject to change without prior notice. Please ensure that you have the most up-to-date information from CMHC.



Today's Facilitator – Jamie Shipley

Jamie has 30 years of experience in the residential construction industry, including over 25 years with CMHC. Jamie's role at CMHC includes promoting the creation of sustainable, affordable housing and delivering on the National Housing Strategy. Jamie shares technical and social economic information about aging-in-place and affordable housing programs with builders, developers, renovators, planners, and housing design professionals across Ontario. Jamie is also a member of the Ontario Association of Certified Engineering Technicians and Technologists.

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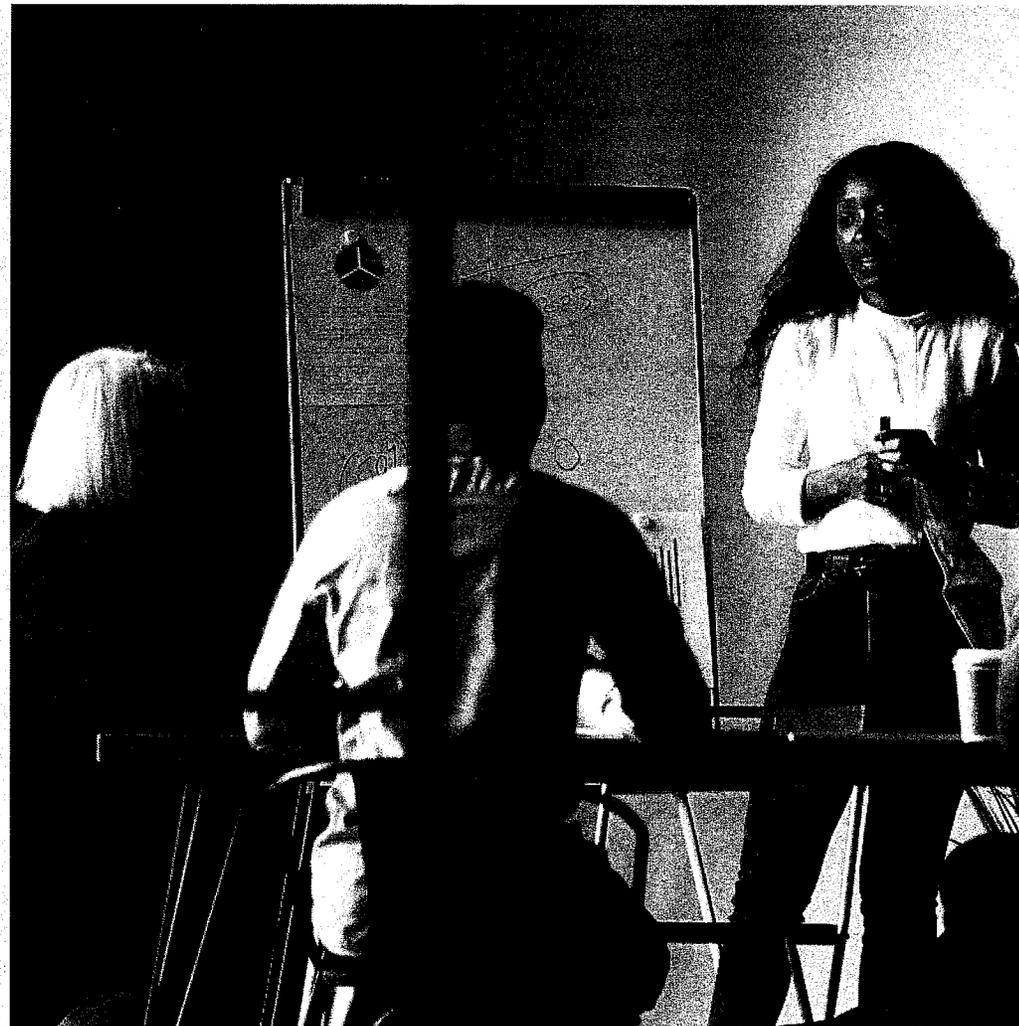
Session Objective

Upon completion of this session, you will understand the program features, and details to help inform your application to the Housing Accelerator Fund (HAF).

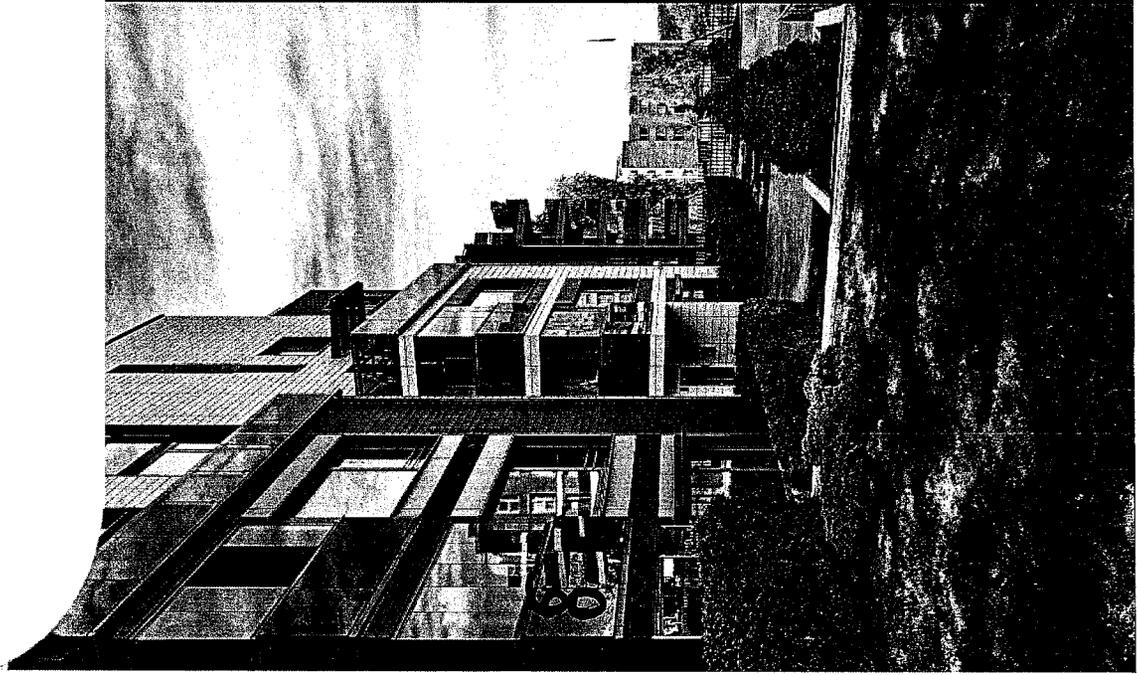
Our Agenda

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- Program overview
- Program requirements
- Prioritization
- Monitoring and reporting



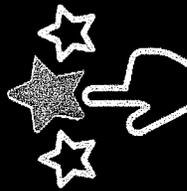
Program Overview



The Housing Accelerator Fund (HAF)

Encourages local governments to implement initiatives that will speed up housing development and increase supply.

The HAF is incentivizing local governments to do what they can to get more housing built. This means more homes can be built faster and, over the longer run, make housing more affordable to everyone living in Canada.



Objectives and supported priorities



Implementation of initiatives to get **more homes built faster**



Speed up approvals and building processes



Development of **complete** communities



Development of **affordable, inclusive, equitable and diverse** communities



Development of **low-carbon and climate-resilient** communities.

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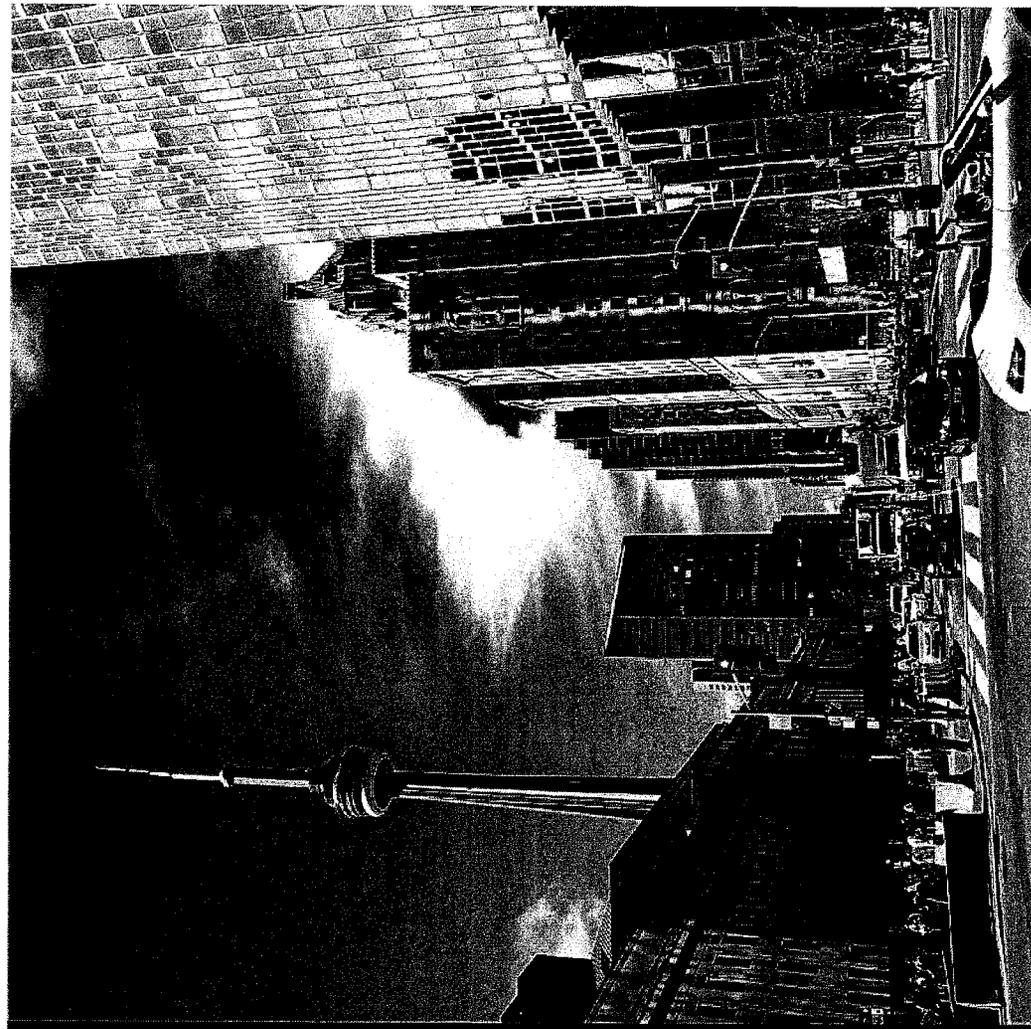
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\$4 billion

until 2026-2027

100,000

Net new permitted
housing units

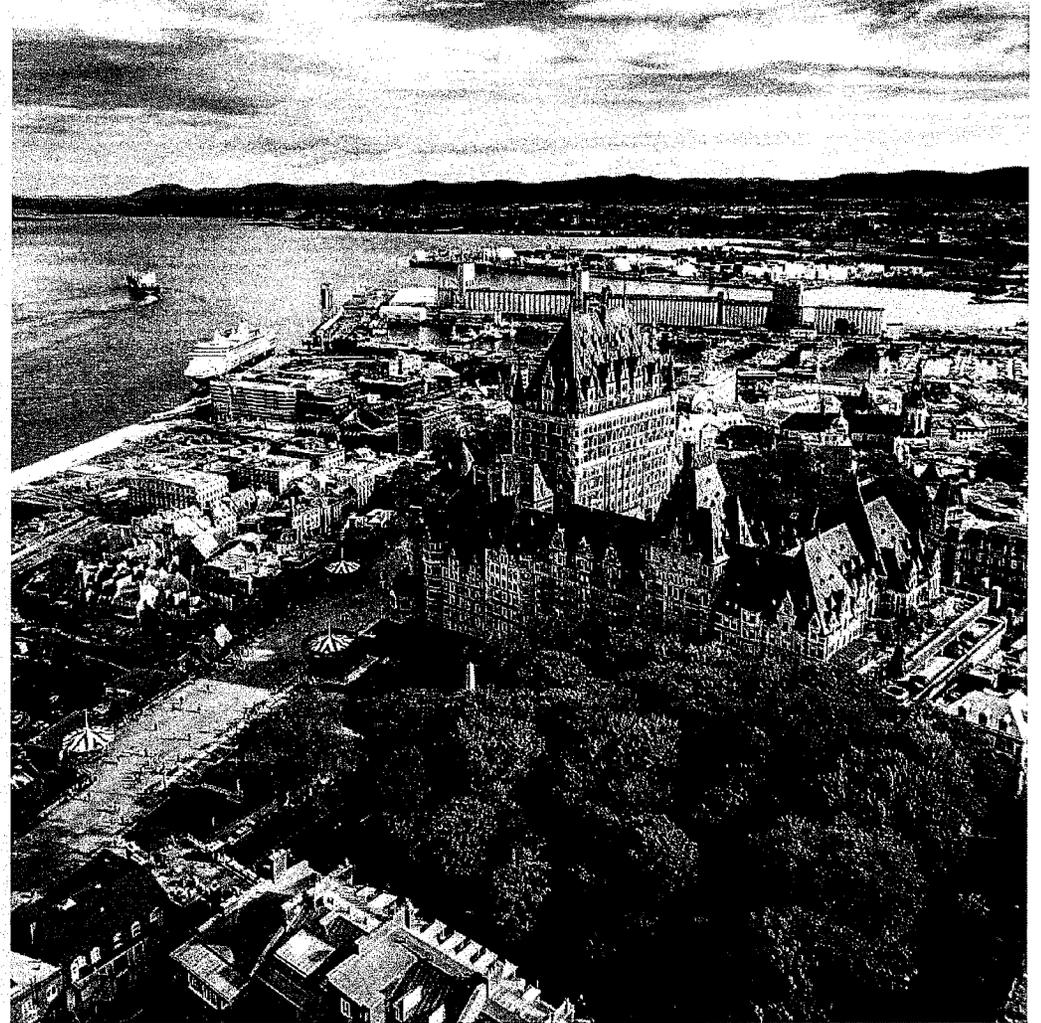


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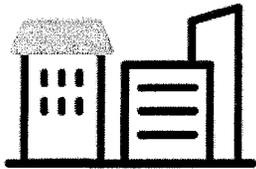
Who can Apply to HAF?



Local governments who have delegated authority over land use planning and development approvals



Application Streams



Large/Urban

Located in a Canadian province and
Population* of $\geq 10,000$

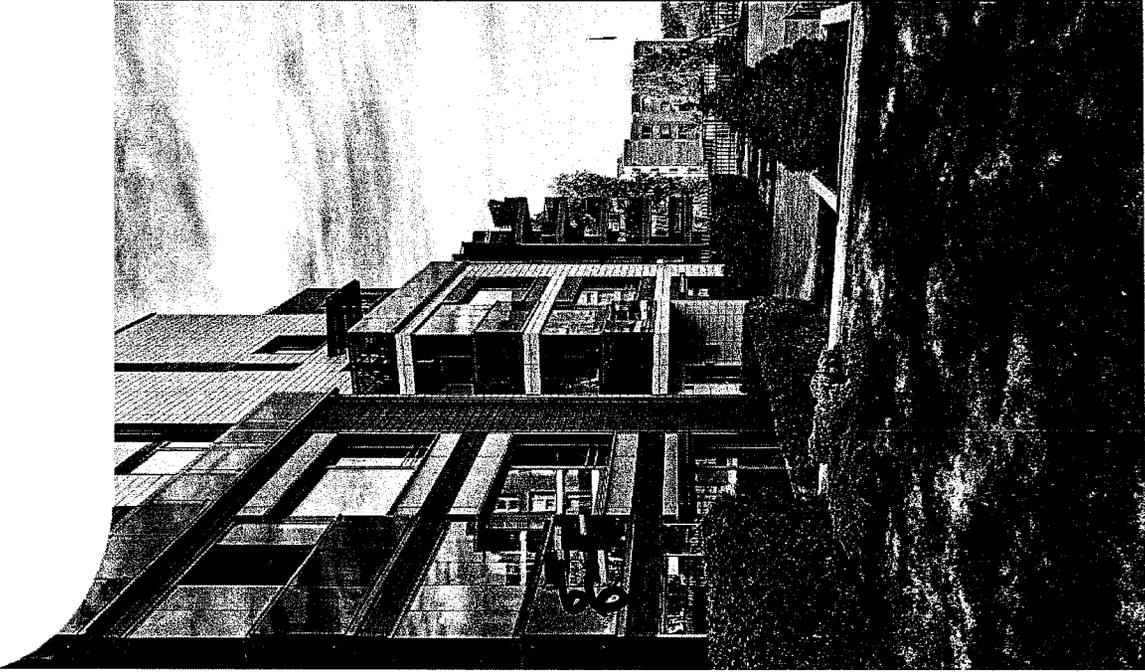


Small/Rural/North/Indigenous

Located in a territory or
Is an Indigenous community or
Located in a Canadian province and
Population* of $< 10,000$

*Population based on 2021 census data from Statistic Canada

Program Requirements

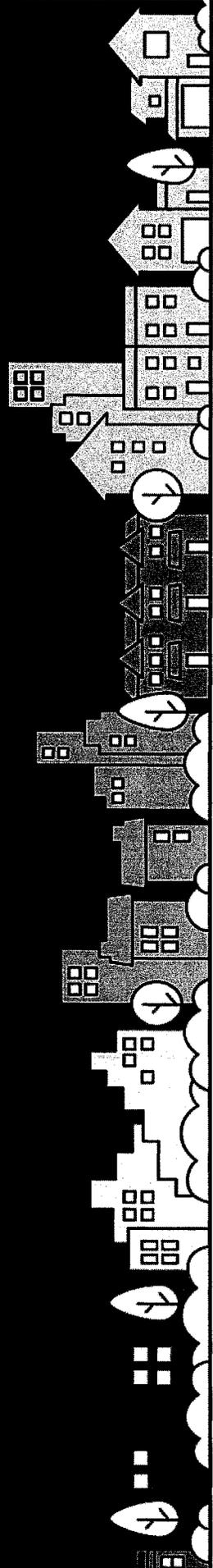


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Minimum Requirements

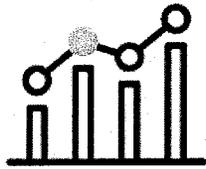
Applicants must:

- Develop an action plan
- Commit to a housing growth target
- Complete/ update housing needs assessment
- Submit periodic reports

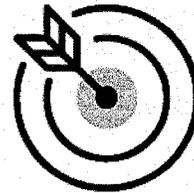


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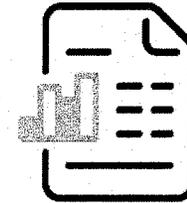
Action Plan – Key Elements



Housing supply
growth target



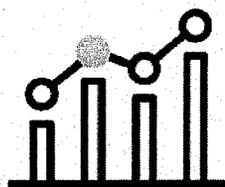
Additional targets



Action plan
initiatives

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Housing Supply Growth Target

Housing Supply Growth Rate - Example



Current Housing Stock /Number of dwellings	100,000
Total number of housing units projected to be permitted <u>without</u> HAF	7,000
Housing Supply Growth Target	8,000
Annual Housing Supply Growth Rate	2.67%
Housing Supply Growth Rate Increase	14.29%

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Annual Housing Supply Growth Rate

- Based on the housing supply growth target and the current housing stock
- Annual housing supply growth rate must exceed 1.1%

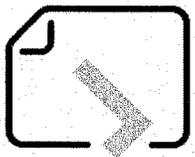
Current Housing Stock /Number of dwellings	100,000
Total number of housing units projected to be permitted <u>without</u> HAF	7,000
Housing Supply Growth Target	8,000
Annual Housing Supply Growth Rate	2.67%
Housing Supply Growth Rate Increase	14.29%

Housing Supply Growth Rate Increase

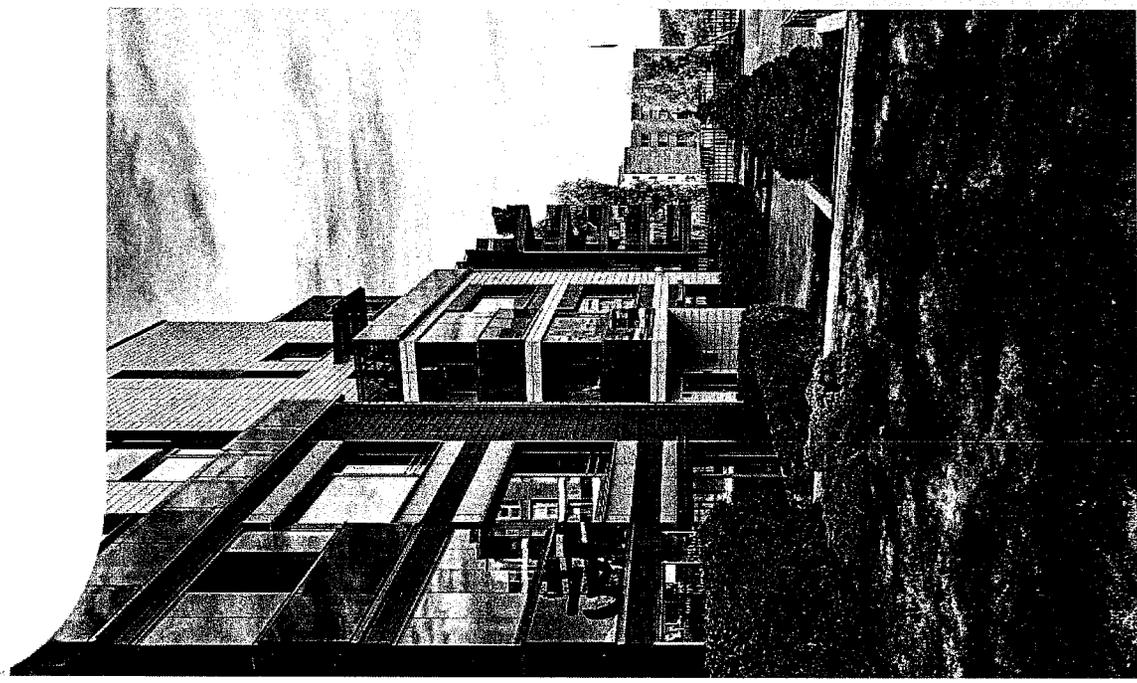
- 10% minimum increase
- Based on the housing supply growth target and the total number of permitted units projected without HAF
- Over a 3-year period

Current Housing Stock /Number of dwellings	100,000
Total number of housing units projected to be permitted <u>without</u> HAF	7,000
Housing Supply Growth Target	8,000
Annual Housing Supply Growth Rate	2.67%
Housing Supply Growth Rate Increase	14.29%

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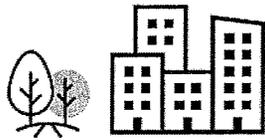


Additional Targets



Additional Targets

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Multi-unit housing

- In close proximity to rapid transit
- Missing middle
- Other

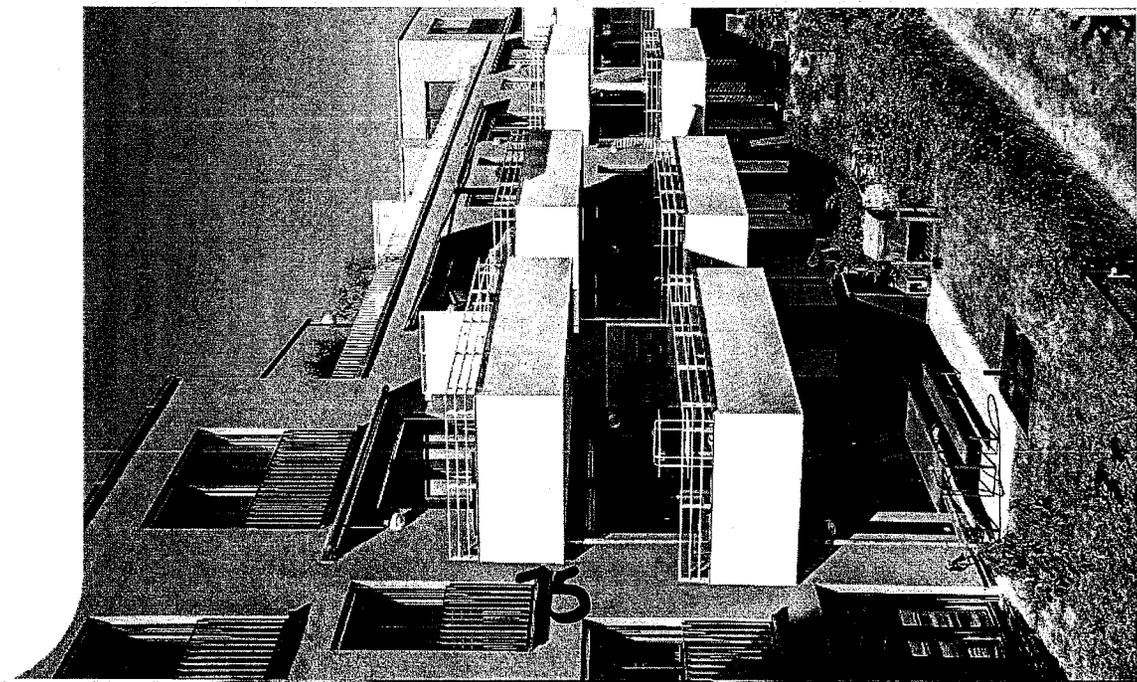


Affordable housing

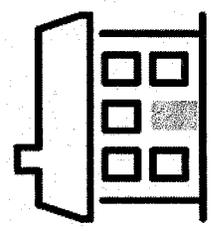
- For households whose needs are not met by the marketplace.
- Local definition of affordable housing to be used

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Multi-units Missing Middle



Ground-oriented housing types:

- Garden suites
- Secondary suites
- Duplexes
- Triplexes
- Fourplexes
- Courtyard housing
- Row houses
- Low-rise apartments (less than 4 stories).

Example



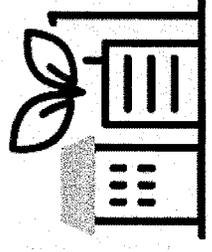
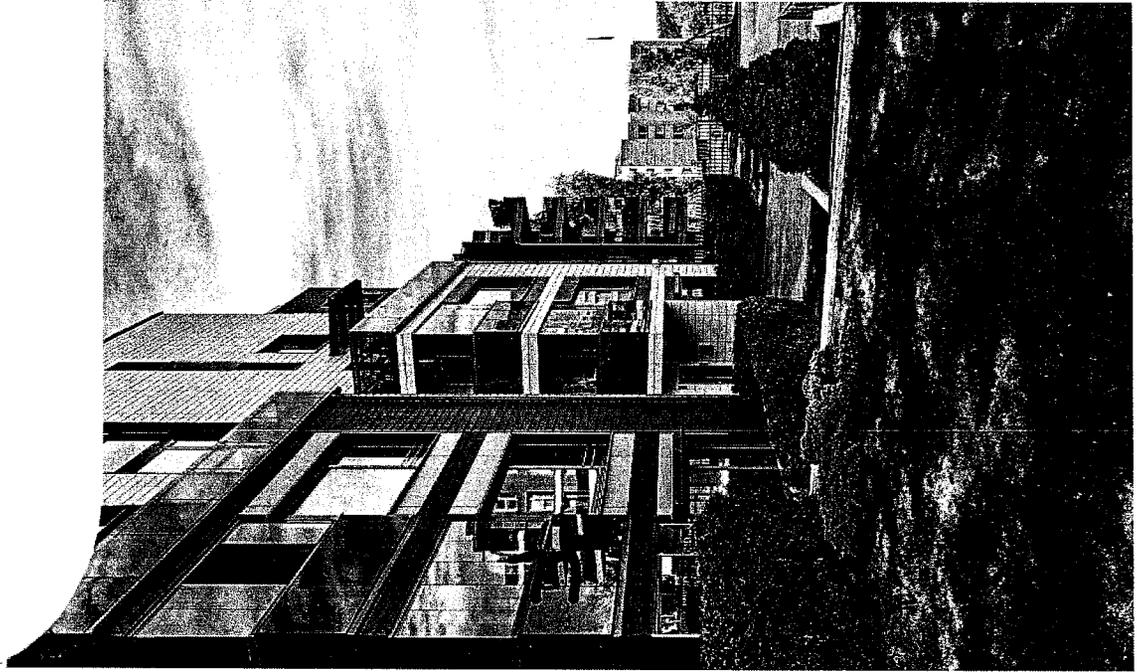
1.	Total number of housing units projected to be permitted without any support afforded by HAF. If this projection does not align with historical trends, use the comment box below to explain and provide supporting details or analysis.	7,000
	Provide a breakdown by type of housing:	
	1.1 Single detached homes	1,000
	1.2 <u>Multi-unit</u> housing (in close proximity to rapid transit)	3,500
	1.3 <u>Multi-unit</u> housing (missing middle)	1,500
	1.4 <u>Multi-unit</u> housing (other)	1,000
	Total:	7,000
2.	Total number of housing units projected to be permitted with referred to as the "HAF housing supply growth target."	8,000
	Provide a breakdown by type of housing:	
	2.1 Single detached homes	1,000
	2.2 <u>Multi-unit</u> housing (in close proximity to rapid transit)	3,750
	2.3 <u>Multi-unit</u> housing (missing middle)	2,000
	2.4 <u>Multi-unit</u> housing (other)	1,250
	Total:	8,000


In the application, you must provide a breakdown of your projected permitted housing units (by type of housing) with and without HAF.

This breakdown will determine the amount of funding per successful applicant.

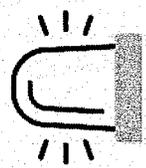
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Action Plan Initiatives

5 initiatives or more Small/ Rural/ North/
Indigenous



7 initiatives or more Large/ Urban

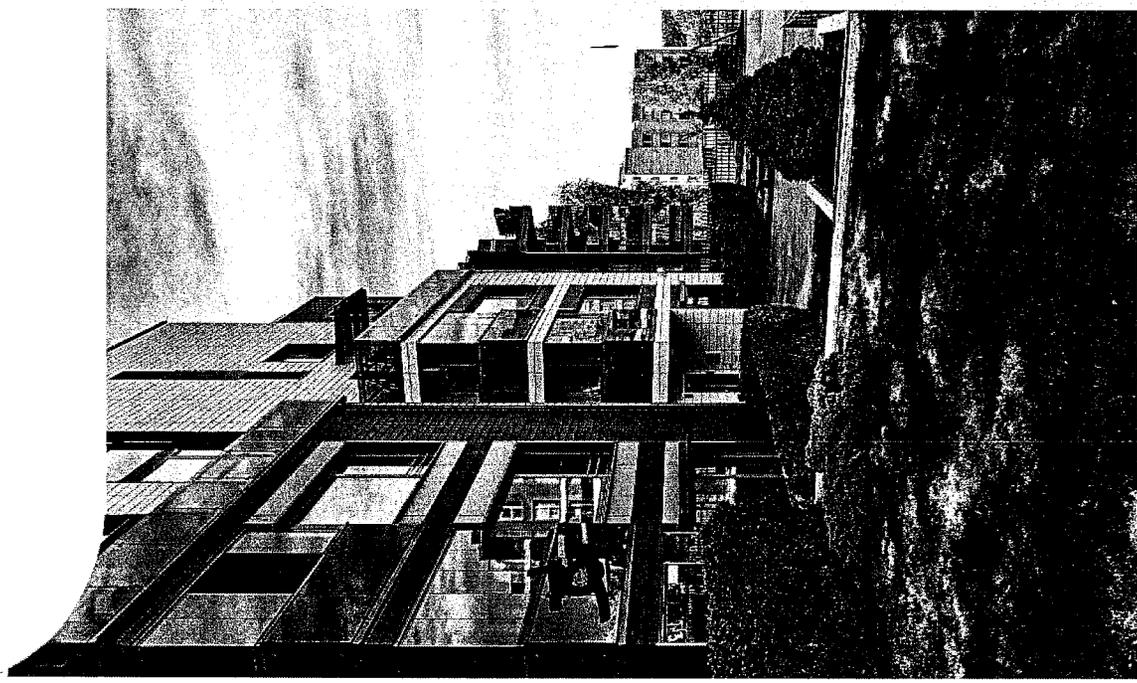
Example of initiatives

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Permitted Uses of HAF Incentive Funding



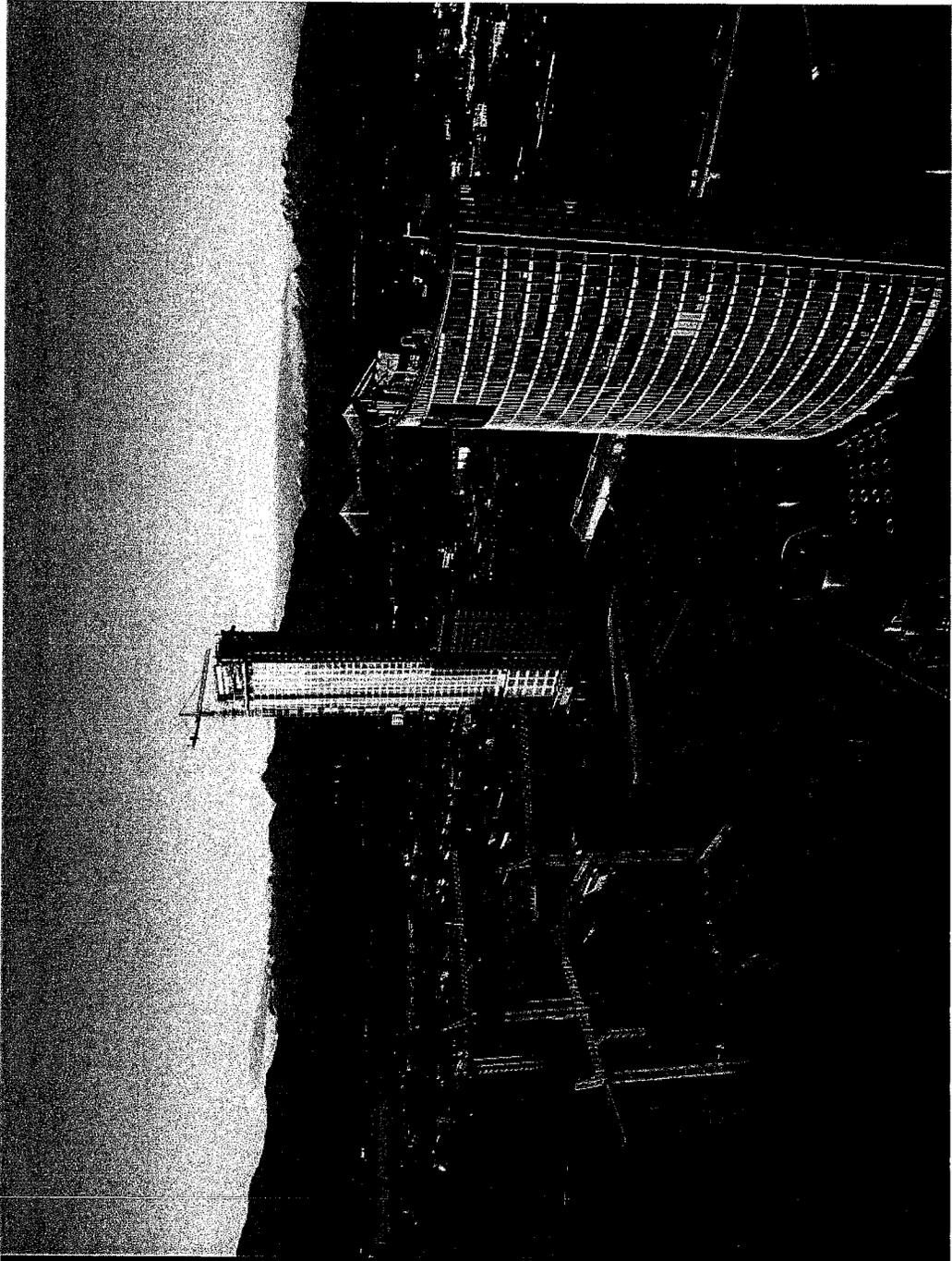
4 Categories

HAV Action Plans

Affordable Housing

Housing-Related
Infrastructure

Community-Related
Infrastructure



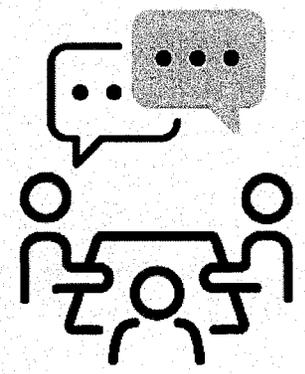
4 Categories

HAF Action Plans

- Affordable Housing
- Housing-Related Infrastructure
- Community-Related Infrastructure

- Any initiatives included in proponent's action plan and approved by CMHC

For example: Implementing a new e-permitting system.



4 Categories

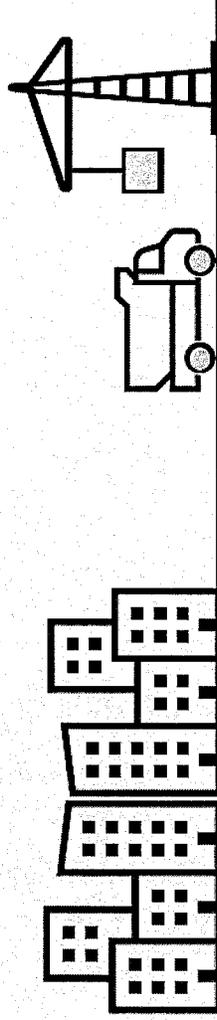
NAH Action Plans

Affordable Housing

Housing-Related Infrastructure

Community-Related Infrastructure

- Construction of affordable housing
- Repair or modernization of affordable housing
- Land or building acquisition for affordable housing



4 Categories

HAF Action Plans

Affordable Housing

**Housing-Related
Infrastructure**

Community-Related
Infrastructure

- Drinking water infrastructure
- Wastewater infrastructure
- Solid waste management
- Public transit
- Community energy systems
- Disaster mitigation
- Brownfield redevelopment
- Broadband and connectivity
- Site preparation for housing developments
- Capacity building

4 Categories

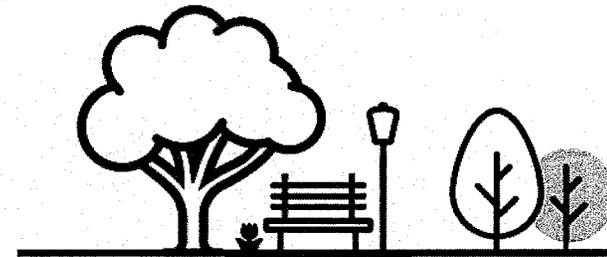
HAF Action Plans

Affordable Housing

Housing-Related
Infrastructure

**Community-Related
Infrastructure**

- Local roads and bridges
- Sidewalks, lighting, bicycle lanes
- Firehalls
- Landscaping and green space



Example of Uses

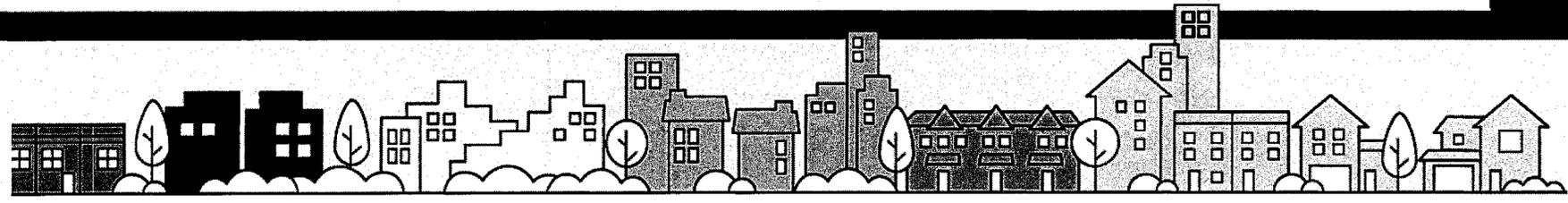


ACTION PLAN INITIATIVE

- Implement high-density as-of-right zoning
- Land acquisitions and construction of Affordable Housing
- Wastewater infrastructure that supports housing
- Local roads, sidewalks, and bicycle lanes that supports housing

PERMITTED USES

- HAF Action Plans
- Affordable Housing
- Housing-Related Infrastructure
- Community-Related Infrastructure



Example of Uses



ACTION PLAN INITIATIVE

Implement a new e-permitting system

Repair of Affordable Housing

Drinking water infrastructure that supports housing

Firehalls that support housing

PERMITTED USES

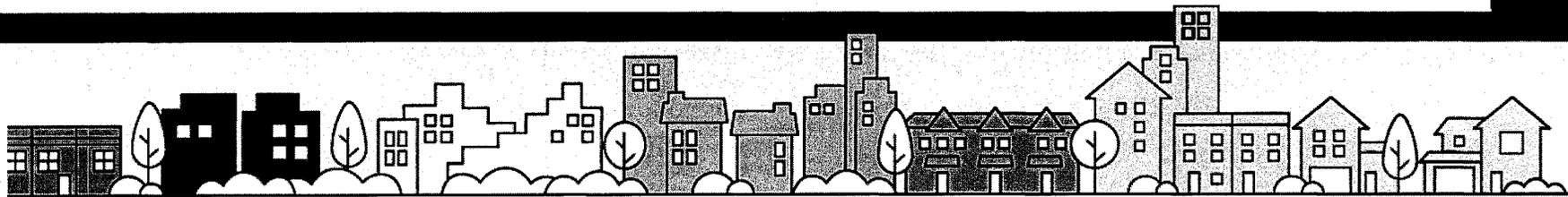
HAF Action Plans

Affordable Housing

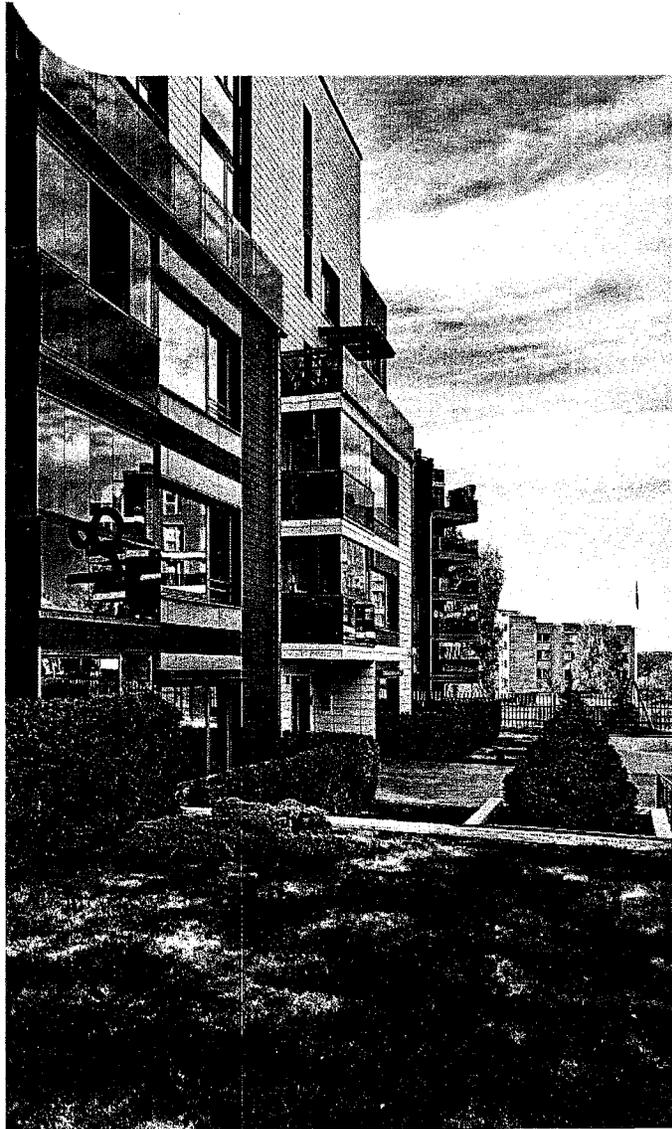
Housing-Related Infrastructure

Community-Related Infrastructure

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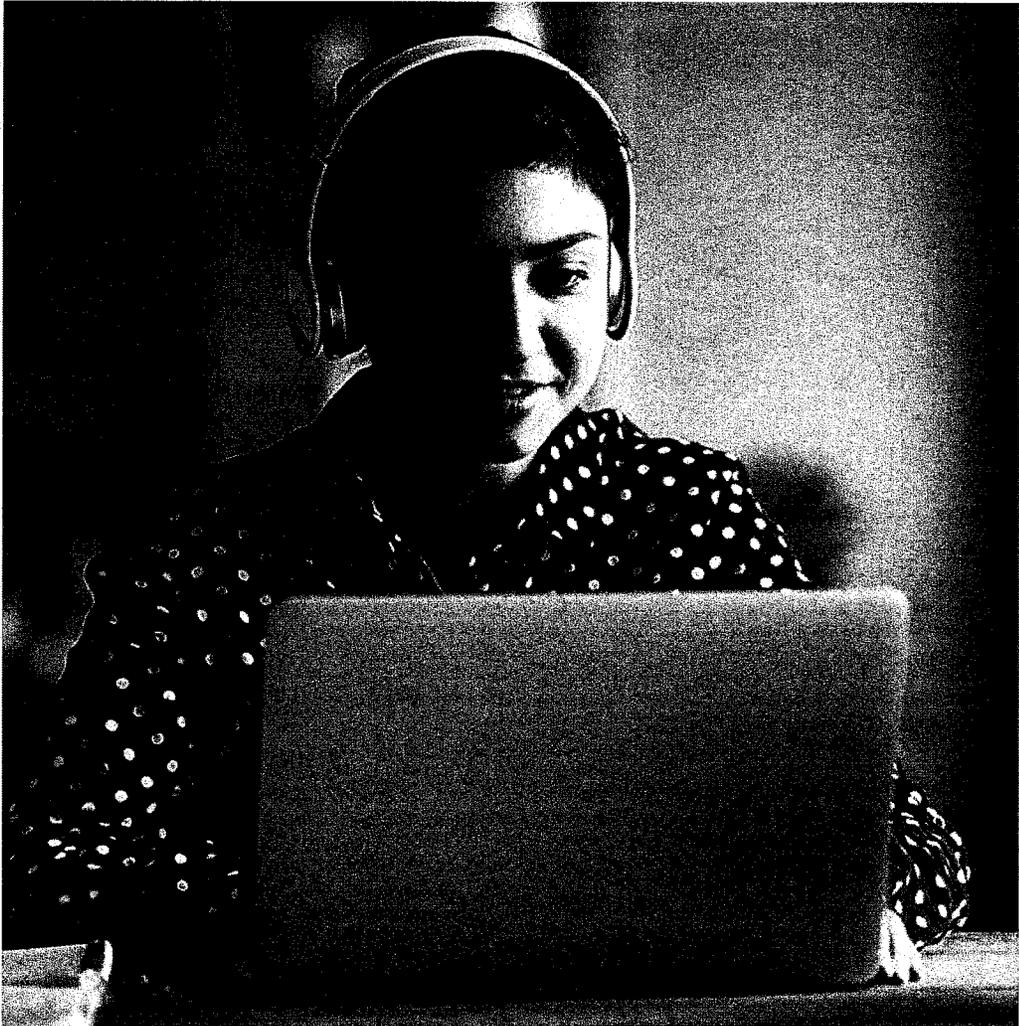
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Prioritization

Application Intake

✿ One application intake window in the Summer of 2023.



Application Intake

Key Documentation Requirements

When submitting an application, ensure to include the following documents:

-  Completed application form, including the action plan
-  Signed integrity declaration
-  Most recent audited financial statements
-  Current housing needs assessment report
-  Attestation letter signed by the applicant's Chief Financial Officer (or equivalent) on the action plan viability

Base Funding - Example

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Housing Supply Growth Target
(Total projected permitted units
with HAF)

6,000

Total projected permitted units
without HAF

5,500

HAF incented units

500

Per unit amount is *

\$20,000

Base funding amount

\$10,000,000

* All per unit amounts for the base funding, top up funding and affordable housing bonus are estimated amounts.

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Top-up Funding - Example



	Total projected units with HAF	Total projected units without HAF	Increase in housing Type	Per unit amount	Top-up funding amount
Single detached homes	2,100	2,000	100	\$0	\$0
Multi-Unit housing In close proximity to rapid transit	450	400	50	\$15,000 *	\$750,000
Multi-Unit housing Missing middle	1,250	1,000	250	\$12,000 *	\$3,000,000
Multi-Unit housing Other	2,200	2,100	100	\$7,000 *	<u>\$700,000</u>
Total units	6,000	5,500	500		

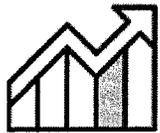
Top up funding **\$4,450,000**

* All per unit amounts for the base funding, top up funding and affordable housing bonus are estimated amounts.

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How are applications prioritized?

Q2



The **commitment to increase** the housing supply



The **relevance** of the **initiative outcome(s)** to one or more of the objectives.



The **effectiveness of the initiative** in increasing the supply of housing



The **need for an increased** housing supply

ANY

Funding Framework

3 Components



Base funding

- To incent all types of housing supply
- Estimated to be \$20K* per unit



Top-up funding

- To incent certain types of housing supply
- Referred as the **Additional Targets** in the action plans
- Estimated to be between \$7K and \$15K* per unit



Affordable housing bonus

- To reward increased share of affordable housing units
- Estimated to be \$19K* per unit

Affordable Housing Bonus – Example



	Total projected affordable units without HAF	Total projected affordable units with HAF	Increase in the share of affordable housing units (%)	Per Unit Amount	Affordable housing bonus amount
Affordable Housing Bonus	2.00%	3.50%	1.50%	\$19,000	\$1,710,000

*In this example, the city's increase in the share of affordable housing units (1.50%) is equivalent to 90 affordable housing units (1.50% of the housing supply growth target of 6000 units = 90 units).

* All per unit amounts for the base funding, top up funding and affordable housing bonus are estimated amounts.

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EXAMPLE - Estimated Funding Totals

95



HAF-Incented Units

500 units

Base Funding

\$10,000,000

Top-Up Bonus

\$4,450,000

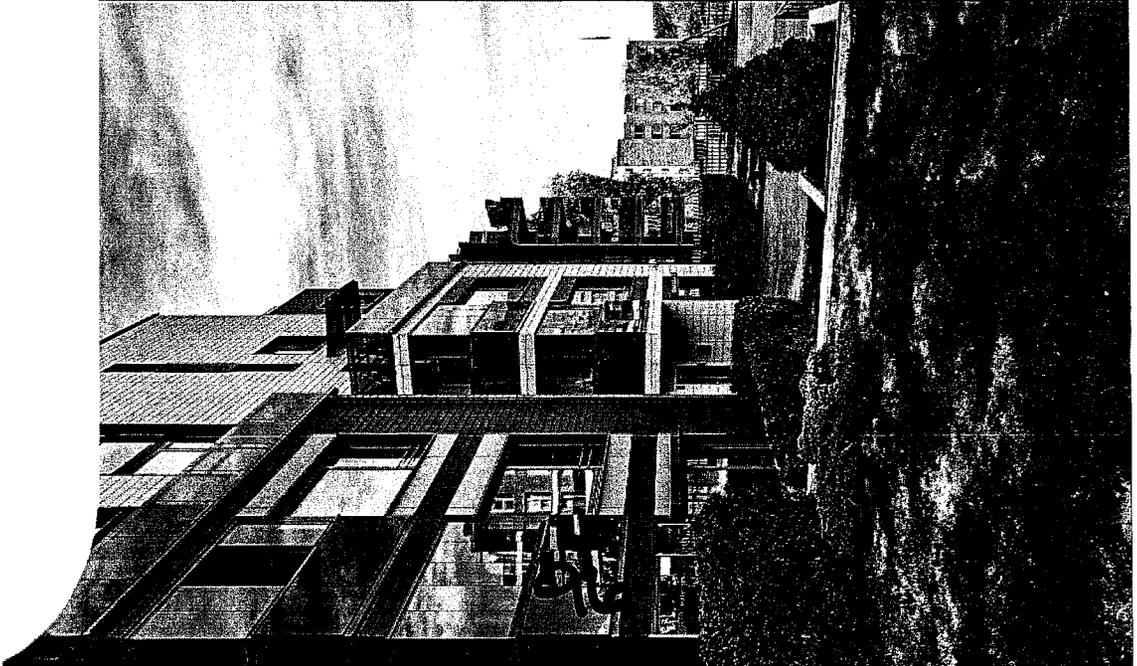
Affordable Housing Bonus:

\$1,710,000

Total Amount:

\$16,160,000

Monitoring and Reporting



Monitoring and Reporting

There are three main reporting obligations.



Progress on the initiatives and commitments outlined in the action plan.

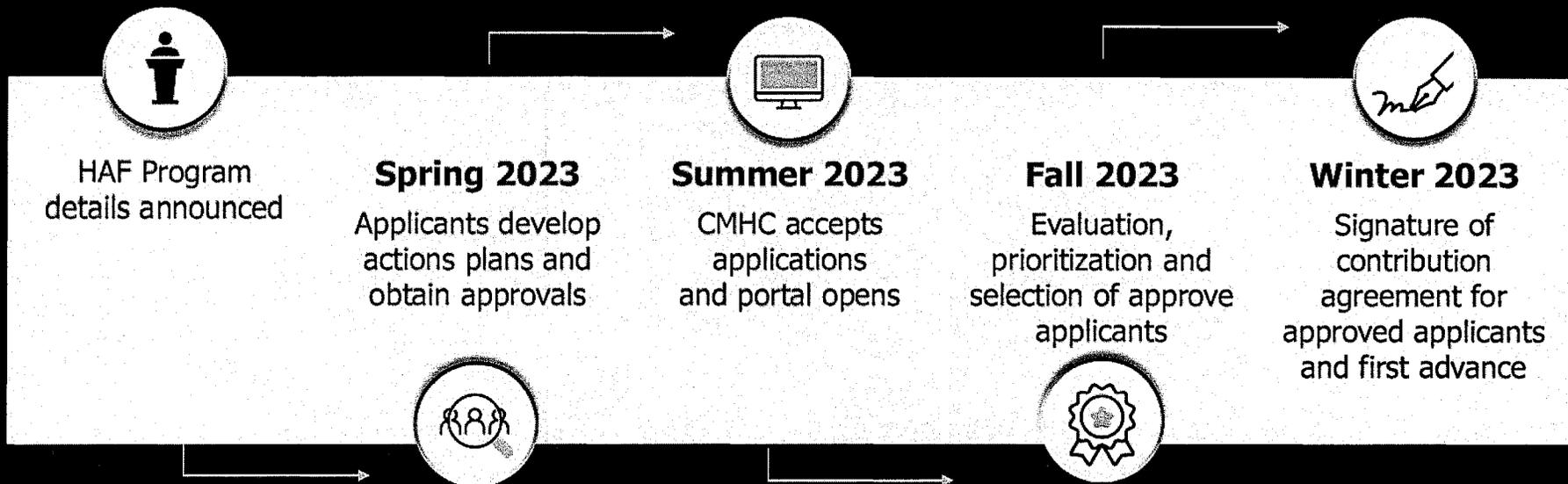


Permit data for all housing units permitted during the reporting period.



Details on how the Housing Accelerator Fund (HAF) funding was used during the reporting period.

HAF Key Dates



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HAF & Summary



\$4 Billion in contribution for local governments resulting in at least **100,000 net new permitted** housing units over the course of the 4-year program.



Support the **development of complete**, low-carbon, and climate-resilient communities across Canada, that are affordable, inclusive, equitable, and diverse across Canada.



Lasting systemic changes reducing **barriers** to housing supply and development approvals



To **speed up housing development** and **increase supply**.



For more information, you can visit our website at cmhc.ca/HAF

Resources

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cmhc.ca/HAF



Thank you